

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Committee Room 2, Council Offices, Garshake Road, Dumbarton on Wednesday, 29 April 2015 at 10.10 a.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader (Forward Planning); Raymond Walsh, Network Services Co-ordinator; Nigel Ettles, Principal Solicitor and Scott Kelly, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Jonathan McColl and John Mooney.

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 25 March 2015 were submitted and approved as a correct record.

PLANNING APPLICATIONS

Reports were submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

Continued Applications:-

- (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.**

Having heard Councillor O'Neill, Chair, the Committee noted that this item had been withdrawn from the business of the present meeting as the necessary information had not been submitted for consideration and that consideration would be given to the application at a future meeting of the Committee.

- (b) **DC14/168 – Alteration to permitted extent of quarrying operations and consequential amendments to approved landscaping, tree protection and restoration schemes (amendment to condition numbers 22, 27, 28, 46 and 47 of Planning Permission DC02/187) at Dumbuckhill Quarry, Stirling Road, Dumbarton by Paterson's of Greenoakhill Limited.**

The Planning & Building Standards Manager was heard in further explanation of the report and it was noted that six late representations had been received and that, in accordance with the Council's procedures, it would be for the Committee to decide whether these should be taken into consideration.

The Committee then agreed that the late representations should be taken into consideration and the details of these were reported by the Planning & Building Standards Manager.

Thereafter, Councillor O'Neill, Chair, invited Ms Rose Harvie, Silverton & Overtoun Community Council, Mrs Helen Filshie, Mr Jim Filshie, Mr Phil Collins and Ms Elaine Mooney, objectors to the application, to address the Committee and each made their views on the application known. The Planning & Building Standards Manager and the Team Leader (Development Management) were heard in answer to questions raised by Mrs Filshie.

Councillor O'Neill, Chair, then invited Councillor George Black, ward member, to address the Committee and Councillor Black made his views on the application known.

The Planning & Building Standards Manager and the Team Leader (Development Management) were then heard in answer to a Member's question.

Councillor O'Neill, Chair, then invited the applicant's representative, Mr Kemp Lindsey, Estates Director of Patersons of Greenoakhill, to address the Committee. Mr Lindsey was heard in support of the application and in answer to Members' questions.

The Committee agreed to refuse the application on the grounds that the proposed development would have an adverse impact upon the area's landscape, natural heritage, and the amenity and safety of nearby residents.

ADJOURNMENT

Having heard the Chair, Councillor O'Neill, the Committee agreed to adjourn for a period of 5 minutes.

The meeting reconvened at 11.48 a.m. with all those Members shown on the sederunt in attendance.

New Applications:-

- (c) **DC13/244 – Demolition of public house and erection of houses (18 units) at 4 Milldam Road, Faifley, Clydebank by R & L Properties No. 1 Limited.**

The Planning and Building Standards Manager was heard in further explanation of the report.

Thereafter, Councillor O'Neill, Chair, invited Mrs Margaret Harrigan, Mr Hugh Maguinness and Ms Dorothy Cunningham, objectors to the application, to address the Committee and each made their views on the application known. Officers were heard in answer to questions raised by the objectors and Members.

The Committee agreed that it was minded to grant planning permission subject to:-

- (a) the conditions specified within the report, details of which are contained within Appendix 1 hereto;
 - (b) an additional condition that any proposal to use rock blasting at the site would require a separate application for planning permission; and
 - (c) the conclusion of a Section 75 planning obligation or other suitable means of securing a financial contribution in lieu of play provision.
- (d) **DC15/045 – Change of use of ground at front of building to beer garden at 'The Twisted Thistle' public house, 316 Dumbarton Road, Old Kilpatrick by Mr O'Donnoll.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 1 hereto.

- (e) **DC15/015 – Demolition of existing secondary school and erection of replacement secondary school and associated works, extension of existing primary school and refurbishment of existing hydrotherapy pool at Kilpatrick Secondary and Primary Schools, Mountblow Road, Clydebank by West Dunbartonshire Council.**

The Planning and Building Standards Manager was heard in further explanation of the report.

Thereafter, Councillor O'Neill, Chair, invited Mr Stuart Divers, an objector to the application, to address the Committee and Mr Divers made his views on the application known. Officers were then heard in answer to questions raised by Mr Divers and Members.

Following discussion, Councillor Agnew moved:-

“That the Committee agrees to grant full planning permission subject to the conditions set out in Section 9 of the report, and to an additional condition that, where appropriate, officers give consideration to the possible upgrading of the access lane to the school, in consultation with relevant agencies”.

ADJOURNMENT

Having heard the Chair, Councillor O'Neill, the Committee agreed to adjourn for a period of five minutes in order to allow officers to consult on the terms of Councillor Agnew's motion.

The meeting reconvened at 12.46 p.m. with all those Members shown on the sederunt in attendance.

Following discussion, Councillor Agnew agreed to withdraw his motion and the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, details of which are contained within Appendix 1 hereto, and to an additional condition that the sports pitch is not used for community use without a separate application for planning consent.

- (f) DC15/011 – Change of use of retail premises from class 1 to class 2 (financial, professional and other services) at 82 High Street, Dumbarton by Land & Property Management.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 1 hereto.

GREEN NETWORK SUPPLEMENTARY GUIDANCE

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval of draft Supplementary Guidance on the Green Network.

The Committee agreed to approve the draft Supplementary Guidance on the Green Network.

REVIEW OF FEES FOR HIGH HEDGES APPLICATIONS

A report was submitted by the Executive Director of Infrastructure and Regeneration reviewing the fees for high hedges applications one year on from their introduction.

Following discussion and having heard officers in answer to Members' questions, the Committee agreed:-

- (1) to continue the high hedges application fee at a rate of £404, (i.e. twice the fee for a householder planning application) and to introduce a 50% refund of the fee in cases where:-
 - (a) The application is dismissed under Section 5 of the Act as the applicant has not taken all reasonable steps to resolve the situation, or where the authority considers the application to be frivolous or vexatious;
 - (b) The application is dismissed on the basis that the hedge does not satisfy the legal definition of a "High Hedge" as set out in the Act; or
 - (c) The applicant withdraws the application prior to determination as a result of works carried out by the hedge owner which resolves the matter; and
- (2) that Councillor O'Neill should write to COSLA, and the Planning and Building Standards Manager to Heads of Planning, on behalf of the Committee, to suggest amendments to the High Hedges (Scotland) Act 2013 in relation to the recovery of fees from persons who have been served with a High Hedge Notice.

The meeting closed at 1.10 p.m.

DC13/244 – Demolition of public house and erection of houses (18 units) at 4 Milldam Road, Faifley, Clydebank by R & L Properties No. 1 Limited.

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. Prior to the commencement of works, full details of the design and location of all walls and fences (including retaining walls) to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
3. 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.
4. 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 thereafter implemented as approved.
5. The development shall be constructed in accordance with the proposed ground levels as shown on drawing number 24 Rev A. Any alterations to these levels shall be agreed in writing with the Planning Authority.
6. During the period of demolition/construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Monday to Fridays: 0800-1800
Saturdays: 0800-1300
Sundays and public holidays: No working.
7. No commercial vehicle making deliveries to or collecting material from the development during the demolition/construction period shall enter or leave the site before 0800 or after 1800.

8. 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 particular 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.
9. Unless otherwise approved in writing, no development shall commence on site until a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
10. 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 by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works. The works shall be implemented as approved.
11. A landscaping scheme for the amenity open space and boundary of 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 the occupation of the first residential property. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
12. Prior to the occupation of any house within this development all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splays and all turning heads.
13. Prior to the occupation of the last dwellinghouse in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard.
14. Any proposal to use rock blasting at the site shall require a separate application for planning permission

DC15/045 – Change of use of ground at front of building to beer garden at ‘The Twisted Thistle’ public house, 316 Dumbarton Road, Old Kilpatrick by Mr O’Donnoll.

1. The beer garden area shall not be used between the hours of 8pm and 10am. During these times and any other times that the beer garden is closed to patrons the public house operator shall ensure that customers do not use the area. Details of the measures to prevent access shall be agreed with the Planning Authority prior to it being brought into use and shall be implemented as approved.
2. No amplified music shall be played within the beer garden area, and the doors leading out from the public house into the beer garden shall be self-closing and shall not be kept open whilst any amplified music is played within the premises.
3. Notwithstanding the submitted plan no more than 8 tables with 4 seats per table shall be provided in the outdoor seating area and they shall be contained in the wider area of the outdoor seating area. Full details of the layout of the proposed benches/seats/tables to be used within the outdoor seating area shall be submitted to and approved in writing by the Planning Authority prior to the area being brought into use and shall be implemented as approved.

DC15/015 – Demolition of existing secondary school and erection of replacement secondary school and associated works, extension of existing primary school and refurbishment of existing hydrotherapy pool at Kilpatrick Secondary and Primary Schools, Mountblow Road, Clydebank by West Dunbartonshire Council.

1. 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.
2. 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.
3. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as full details of the foul and surface water drainage system have been submitted to and approved in writing by the Planning Authority. These shall thereafter be implemented as approved prior to the occupation of the new school. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.

4. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as exact details and specifications of all proposed external materials have been submitted to and approved in writing by the Planning Authority. These shall thereafter be implemented as approved.
5. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as full details of all ground surfaces including play surfaces, social space, roads and pathways have been submitted to and approved in writing by the Planning Authority. These shall be implemented prior to the occupation of the new school.
6. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as full details of the design and location of all bin stores, walls and fences (including retaining walls) and ball stop fencing to be erected on site have been submitted to and approved in writing by the Planning Authority. These shall be implemented within a timescale to be agreed by the Planning Authority.
7. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of the design and height of any sprinkler tanks have been submitted to and approved in writing by the Planning Authority. These shall be implemented prior to the occupation of the school.
8. Notwithstanding the approved plans, no development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of the design and siting of all external lighting have been submitted to and approved in writing by the Planning Authority. These shall be implemented prior to the occupation of the new school.
9. Notwithstanding the approved plans, no development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of the design and location of all external furniture, including cycle shelters have been submitted to and approved in writing by the Planning Authority. These shall be implemented prior to the occupation of the new school.
10. Notwithstanding the approved plans, no development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of all external signage have been submitted to and approved in writing by the Planning Authority. These shall be implemented prior to the occupation of the new school.

11. Notwithstanding the approved plans, no development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as final landscaping details to include the number, siting and type of trees, shrubs and plant species have been submitted to and approved in writing by the Planning Authority. Planting shall thereafter be undertaken within a timescale to be agreed by the Planning Authority and no later than the next planting season after occupation of the school. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of a similar size or species.
12. Notwithstanding the approved plans, no development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of the specification and surface of the synthetic grass pitch has been submitted to and approved in writing by the Planning Authority. These details shall include appropriate safety margins around the outside of the playing surface of the pitch and appropriate drainage. The pitch shall be designed and constructed by a specialist pitch contractor. The synthetic grass pitch shall be operational no later than one year after the opening of the new school.
13. Prior to the occupation of the school, a School Travel Plan and Workplace Travel Plan shall be submitted to and approved by the Planning Authority, and any actions arising from it shall be implemented prior to the occupation of the new school and shall be maintained thereafter.
14. Notwithstanding the terms of condition 1 above and prior to the commencement of any development on site, a traffic management plan addressing construction traffic and associated deliveries shall be submitted to the Planning Authority for their approval. The plan shall include details of the management of deliveries and construction traffic during and out with the school day, signage and any road/footway alterations and it shall be implemented as approved.
15. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as 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 and approved by the Planning Authority (in consultation with West of Scotland Archaeology Service). Thereafter, the developer shall ensure that the approved programme of archaeological works is fully implemented, and that all recording and recovery of archaeological resources within the site is undertaken to the satisfaction of the Planning Authority.
16. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of an adequate sized grease trap have been submitted to and approved in writing by the Planning Authority. These shall be implemented prior to the school being brought into use and maintained as approved.

17. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction and identify measures to prevent or limit the occurrence and impact of such dust and thereafter shall be implemented as approved.
18. 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 and any remediation works carried out within a timescale to be agreed by the Planning Authority.
19. Prior to the occupation of the school, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. The Bird Hazard Management Plan shall be implemented on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan shall take place unless first submitted to and approved by the Planning Authority in consultation with Glasgow Airport.
20. The developer shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the construction phase, and shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction or any other vehicles. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of the measures to be implemented have been submitted to and approved by the Planning Authority, and these shall thereafter be implemented as approved.
21. Prior to the undertaking of any tree or demolition works, the trees and buildings shall be checked for the presence of bat roosts and breeding birds. Tree work shall thereafter be undertaken to avoid any impact upon roosting bats or breeding birds.
22. The development shall be completed in accordance with the finished floor levels and ground levels shown on the approved plans unless otherwise approved in writing by the Planning Authority.
23. Prior to the occupation of the new building, the recommendations contained in the Transportation Statement (Dated January 2015) shall be fully implemented prior to the occupation of the new school.

24. The sports pitch shall not be used for community use without a separate application for planning permission.

DC15/011 – Change of use of retail premises from class 1 to class 2 (financial, professional and other services) at 82 High Street, Dumbarton by Land & Property Management.

Notwithstanding the terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997, or any subsequent order amending, revoking or re-enacting that Order, this consent does not allow the premises to be used as a betting office, pawnbrokers or pay-day loan shop, unless a separate application for planning permission is submitted.

DRAFT

WEST DUNBARTONSHIRE COUNCIL**Report by the Executive Director of Housing, Environmental and Economic Development****Planning Committee: 27 May 2015**

Subject: Kilpatrick Hills Local Landscape Area – Statement of Importance**1. Purpose**

- 1.1** To seek approval of the Statement of Importance for the Kilpatrick Hills Local Landscape Area.

2. Recommendation

- 2.1** It is recommended that the Committee approves the Statement of Importance included at Appendix 1 and agrees that it should form a background paper, to support the policies and proposals of the Local Development Plan.

3. Background

- 3.1** The value of the Kilpatrick Hills as an important landscape has been recognised by development plans for over 30 years. Their designation as a Regional Scenic Area emerged from the 1981 Strathclyde Structure Plan, with its boundaries identified in subsequent local plans. National planning policy, however, now encourages local non statutory designations for landscapes to be limited to 'local landscape areas'. Furthermore, the Glasgow and the Clyde Valley Strategic Development Plan does not identify strategic environmental resources in the same way as previous Structure Plans.
- 3.2** Within this context, the West Dunbartonshire Local Development designates the Kilpatrick Hills as a Local Landscape Area. A Statement of Importance has been prepared by the Council and Scottish Natural Heritage (SNH), with input from East Dunbartonshire Council. It describes the Local Landscape Area's character, including those qualities identified as special, explaining the reasons for the designation.
- 3.3** Preparation of the Statement included a landscape designation review meeting to discuss key views and the landscape attributes of the Kilpatrick Hills, and fieldwork assessment within the Kilpatrick Hills by SNH landscape advisors and area officer and West and East Dunbartonshire planning officers.
- 3.4** On 23 September 2013, Committee approved a draft Statement of Importance and agreed that the draft should be issued for consultation alongside the Proposed Local Development Plan. Public Consultation was carried out between September and November 2013. No formal responses were received on the draft Statement of Importance. However, further informal

comments were received from SNH and further changes were made to the document as a result and these are detailed in Section 4.3 below.

- 3.5** Once the West Dunbartonshire Local Development Plan is adopted, the Statement of Importance will support policy GN4 of the Plan, by providing clarity on the special qualities of the Kilpatrick Hills that justify the Local Landscape Area designation and will be used in the consideration of development proposals.

4. Main Issues

- 4.1** The Statement of Importance provides a comprehensive description of the Kilpatrick Hills landscape; its regional context; character and special landscape qualities. The Hills form a distinctive rugged upland landscape, strongly connected with their surroundings. 'Borrowed' views, unique and relatively accessible panoramas and a plethora of high quality vistas, both to and from the Kilpatrick Hills, make the area key to defining the identity of nearby settlements and in providing a setting for adjacent nationally important landscapes.
- 4.2** The special landscape qualities of the Kilpatrick Hills are the features which justify and explain their selection as a Local Landscape Area. These qualities consider not only key landscape and visual characteristics but look beyond these to encompass how the landscape is experienced and valued. They identify and explain the importance of specific locations and landscape features which are considered to contribute strongly to what is special about the area. The special landscape qualities identified are:
- a strong sense of remoteness, wildness and open horizons;
 - distinctive landforms; and
 - a unique diversity of views.
- 4.3** The key amendments made since the approval of the draft Statement comprise of; (i) minor textual changes and revisions to the structure as a result of SNH comments; (ii) updates to the policy context to reflect the current position with the Local Development Plan and national policy; and (iii) the addition of an appendix outlining and explaining the boundary differences between the previous Regional Scenic Area and the new Local Landscape Area.
- 4.4** The Kilpatrick Hills landscape character unit crosses administrative boundaries into neighbouring East Dunbartonshire and Stirling. East Dunbartonshire Council published its Proposed Local Development Plan in April 2015, which proposes to designate a Local Landscape Area for the Kilpatrick Hills, consistent with the boundary designated in West Dunbartonshire. Similarly in 2014, Stirling Council approved Supplementary Guidance which included the Stirling portion of the Kilpatrick Hills as a Local Landscape Area. Through planning policy, therefore, a consistent approach is being taken to ensuring that the special qualities of the Hills are given due recognition.

5. People Implications

5.1 There are no personnel issues associated with this report.

6. Financial Implications

6.1 There are no financial issues associated with this report.

7. Risk Analysis

7.1 No risks have been identified.

8. Equalities Impact Assessment (EIA)

8.1 No equalities issues have been identified.

9. Consultation

9.1 The Statement of Importance has been prepared jointly with Scottish Natural Heritage and East Dunbartonshire Council. The Statement was subject to full public consultation in conjunction with the Proposed Local Development Plan, with appropriate publicity being undertaken.

10. Strategic Assessment

10.1 No strategic issues have been identified.

Richard Cairns

**Executive Director of Housing, Environmental
and Economic Development**

Date: 11 May 2015

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Appendices: Appendix 1 – Draft Statement of Importance

Background Papers: Report to Planning Committee – 28 September 2013,
Proposed Kilpatrick Hills Local Landscape Area, Draft
Statement of Importance

Wards Affected: All wards

KILPATRICK HILLS LOCAL LANDSCAPE AREA

STATEMENT OF IMPORTANCE

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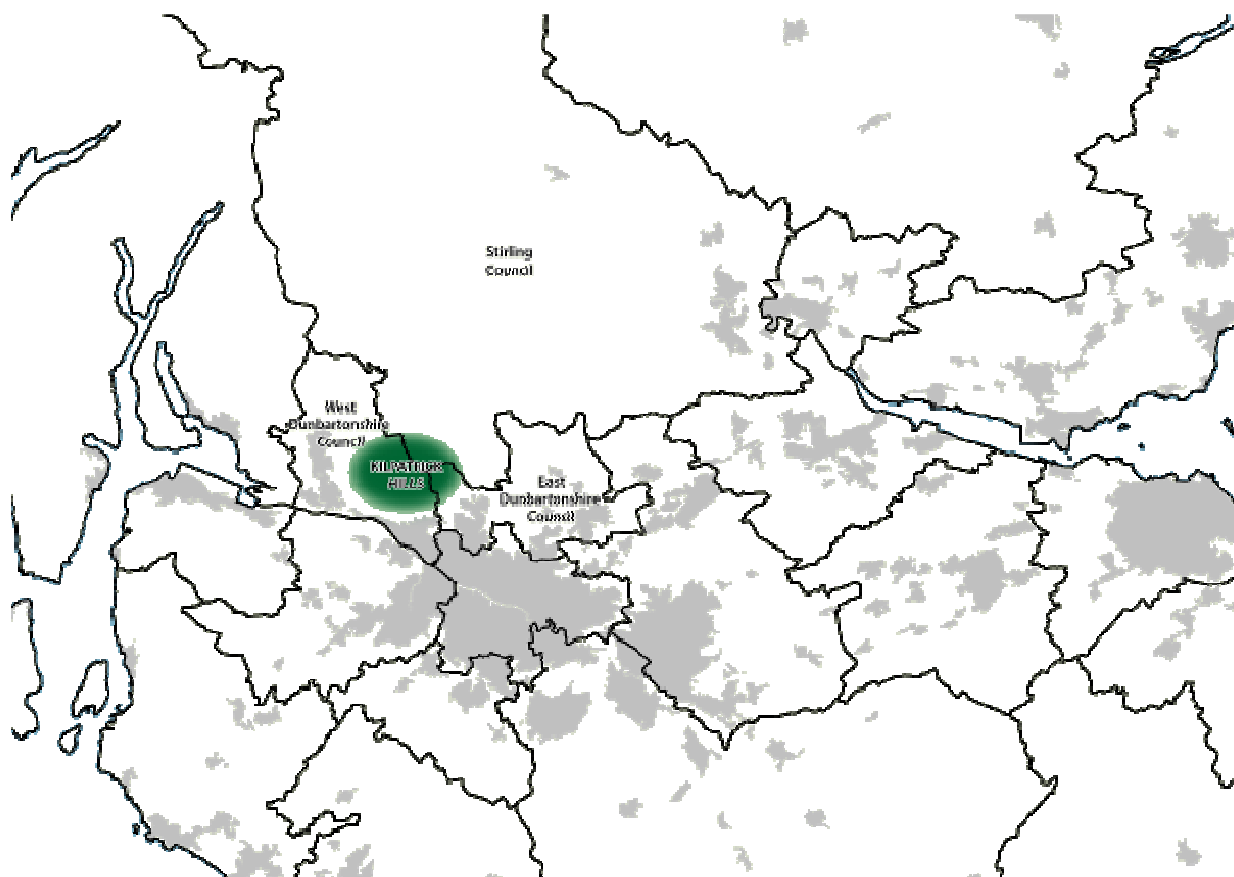
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Appendix 1 – Results of Local Landscape Area boundary assessment

1. INTRODUCTION

The Kilpatrick Hills stretch from Dumbarton and the Vale of Leven in the west to Strathblane in the east. The rugged upland landscape provides a stunning backdrop to the settlements which fringe them, including Balloch, Dumbarton, Bowling, Old Kilpatrick, Clydebank, Bearsden and Milngavie, creating a unique sense of place. To the north of the hills lies the Loch Lomond and the Trossachs National Park. The majority of the range is within West Dunbartonshire, although it extends into East Dunbartonshire and Stirling. In connection to the Kilpatrick Hills' special landscape qualities, the area is home to an important habitat network and provides recreational opportunities for local communities.

The Kilpatrick Hills are designated as a Local Landscape Area (LLA) in the West Dunbartonshire Local Development Plan (LDP), with policy support for the designation detailed in Policy GN4 of the Plan. This Statement of Importance explains the reasons why the Kilpatrick Hills have been selected for the designation. It provides a basis for managing change and for protecting and enhancing the area's special qualities.



Map 1 – The location of the Kilpatrick Hills within central Scotland.

2. POLICY CONTEXT

Scotland's landscapes are recognised as a major asset, contributing to national, regional and local identities, adding to the quality of many people's lives and providing attractive settings which help to promote social and economic development. The importance of landscape is acknowledged internationally by the [European Landscape Convention](#), which promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.

The Convention provides a framework for Scotland's approach to landscape, based on a set of [five principles](#). It defines:

- 'landscape' as an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors
- 'landscape protection' as actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity.

Improving the natural environment and the sustainable use and enjoyment of it is one of the Scottish Government's 16 national outcomes, which detail how its central purpose of delivering sustainable economic growth will be delivered.

Landscape designations play an important role in protecting and enhancing those areas which are of particular value and merit special attention. National Scenic Areas (NSAs) are areas which are nationally important for their scenic quality. NSAs are complemented by local designations, which protect, enhance and encourage the enjoyment and understanding of locally important landscapes.

Scottish Planning Policy (SPP) encourages planning authorities to designate areas based on their local landscape value. The purpose of local landscape designations should be to:

- Safeguard and enhance the character and quality of a landscape which is important or particularly valued locally or regionally; or
- Promote understanding and awareness of the distinctive character and special qualities of local landscapes; or
- Safeguard and promote important local settings for outdoor recreation and tourism.

It is important therefore to develop an understanding of local landscape character and its sensitivity to change, which this Statement of Importance helps to achieve.

The value of the Kilpatrick Hills as an important landscape has been recognised by development plans for over 30 years. Their designation as a Regional Scenic Area emerged from the 1981 Strathclyde Structure Plan, with its boundaries identified in subsequent local plans. However the Glasgow and the Clyde Valley Strategic Development Plan, approved by Scottish Ministers in May 2012, does not identify and safeguard strategic environmental resources in the same way as previous Structure Plans.

The Kilpatrick Hills Landscape Character Unit does not stop at local authority boundaries. Consistent with West Dunbartonshire's policy approach, East Dunbartonshire Council published its Proposed Local Development Plan in April 2015, which proposes to designate the Kilpatrick Hills as a Local Landscape Area. In October 2014, Stirling Council approved Supplementary Guidance that designates the Stirling section of the Kilpatrick Hills as a Local Landscape Area. These policy measures will help to ensure a consistent approach is taken to managing change within the hills.

3. STUDY APPROACH

The Main Issues Report for the West Dunbartonshire LDP, published March 2012, included the preferred option that the Kilpatrick Hills be identified as a Local Landscape Area. This was widely supported in the response to the MIR consultation. West Dunbartonshire Council (WDC), East Dunbartonshire Council (EDC) and Scottish Natural Heritage (SNH) have subsequently worked together to prepare this 'Statement of Importance' for the proposed Kilpatrick Hills LLA which identifies its extent (following a review of the RSA boundary – see Appendix 1) and landscape character, including those qualities identified as special, explaining the reasons for the designation.

Study Approach

The Statement of Importance has been prepared following three key stages:

- i. A landscape designation review meeting held on 8th December 2011 with landscape, planning, area and access staff from SNH and WDC to discuss key views and landscape attributes of Kilpatrick Hills;
- ii. A desk review of the [Glasgow and the Clyde Valley Landscape Character Assessment](#) (1999) and SNH wildness and wild land mapping assessments;
- iii. Fieldwork assessment within the Kilpatrick Hills, carried out over 3 days (30th and 31st October and 30th November 2012) by SNH landscape advisors, area officer and WDC and EDC planning staff.

4. STATEMENT OF IMPORTANCE



Photograph 1 – Taken from Middle Duncolm north-eastward towards Duncolm. The panoramic background view includes part of Loch Lomond and Trossachs National Park.

4.1 Landscape Overview

The Kilpatrick Hills form a distinctive rugged upland landscape, inextricably linked with their surroundings: ‘borrowed’ views, unique and relatively accessible panoramas and a plethora of high quality vistas, both to and from the Kilpatrick Hills, make the area key to defining the identity of nearby settlements and in providing a setting for nationally important landscapes.

The Kilpatrick Hills rise relatively steeply from the River Clyde shores and the Leven Valley to around 400m at their highest point at Duncolm. The landform comprises a series of rounded, locally craggy summits set within an undulating plateau, crossed by a series of burns. Land cover is characterised by open moorland including heather and rough grasslands, with extensive areas of blanket bog. Several of the area’s burns have been dammed to create reservoirs and lochs which sit among the summits and several coniferous plantations. Semi-natural and native woodland cover is largely limited to the narrow burn corridors and glens and the edges of the Kilpatrick Hills, notably the designed landscapes of Overtoun, Cochno and Edinbarnet. This woodland forms a key component of the relatively short transition from the urban area and agricultural land to the rugged moorland hills.

This abrupt transition from surrounding areas, the seemingly remote and relatively wild characteristics of the hills, and the ease of access from west Central Belt towns and cities, makes the Hills a popular recreational area, including for hill walking,

mountain biking, fishing and wild camping. The ecological value of the Kilpatricks, both in their internal habitat network and as an upland 'island' within the settled lowlands, greatly enhances their landscape qualities and recreational value.

4.2 Landscape context

Regional Landscape context

Although the Kilpatrick Hills are relatively low lying they are part of a wider landscape character area. To the east the hills tumble dramatically into the Blane Valley, which separates the Kilpatrick Hills from the Campsie Fells and Kilsyth Hills.

The Glasgow & Clyde Valley Landscape Character Assessment (LUC, 1999) notes that the Kilpatricks are part of a broken line of rugged upland which encloses Glasgow and the Clyde Valley to the north. The uplands are marked by steep south facing slopes which are visible from much of the conurbation. This 'Rugged Moorland Hills' landscape type crosses west to east from the Kilpatrick Hills, through the Campsie Fells/Kilsyth Hills to the Fintry, Gargunnock & Touch Hills and also the Ochil Hills. The Landscape Character Assessment notes the following key characteristics, features and qualities:

- distinctive upland character created by the combination of elevation, exposure rugged landform, moorland vegetation and the predominant lack of modern development;
- a shared sense of apparent naturalness and remoteness which contrasts strongly with the farmed and developed lowland areas;
- presence of archaeological sites on hill tops and sides.

The Kilpatrick Hills are bounded immediately to the north east by the Cameron Muir and Stockie Muir which are assigned by Stirling Council's Supplementary Guidance on Landscape Character Assessment (adopted October 2014) to Landscape Character Area L22. This is described as a transitional moorland hill fringe landscape owing to its relationship with Strath Blane (L10). Auchineden Hill and the Whangie, which together form one of the best known viewpoints and places of interest within the Kilpatrick Hills, fall within this area. Setting aside the local authority boundary, however, the area can also be considered to form part of the landscape character unit of the Kilpatrick Hills, sharing many of its key landscape qualities.

The relationship between the Kilpatrick Hills and the area around south Loch Lomond is an important element in the Hills' regional landscape context. The Kilpatrick Hills form a key element in the setting and overall landscape composition in views to/from the south-east part of the Loch Lomond and the Trossachs National Park and the Loch Lomond National Scenic Area (NSA).

Local Landscape Character

The local landscape identity of the Kilpatrick Hills is focused around prominent hills, escarpments, plateau moorland and the abrupt transition from surrounding urban areas and farmed lower slopes. There is a high perceived quality of wildness and sense of apparent naturalness and remoteness, particularly in the central areas of the Kilpatrick Hills, derived in part from the limited visual influence of modern development, in contrast to nearby urban areas.

The skylines and edges of the Kilpatrick Hills play an important role in views from the Vale of Leven, Dumbarton, Clydebank and Milngavie. They form a natural setting and backdrop for large areas in the Glasgow conurbation, which visually contrasts with the urban development. With such an extensive visual envelope, and large viewing populations, the hill slopes and skylines have a high level of visual and landscape sensitivity.

Although the Kilpatrick Hills are lower than the mountains beyond the highland boundary fault to the north, their dramatic form and largely open character make them a defining feature in the overall landscape composition.

4.3 Special Landscape Qualities

The following landscape qualities of the Kilpatrick Hills are identified as being of special interest: they justify and explain the Kilpatrick Hills' selection as a Local Landscape Area. The qualities identified consider not only key landscape and visual characteristics but look beyond these to encompass how the landscape is experienced and valued. They identify and explain the importance of specific locations and landscape features which are considered to contribute strongly to what is special about the area.

NB: This section should not be interpreted as a comprehensive inventory or gazetteer of notable locations or features in the area.

i. Strong sense of remoteness, wildness and open horizons

Although the area is partly traversed by tracks and electricity lines and bounded by roads, the Kilpatrick Hills are almost completely uninhabited. At a broad level the landform is very simple and the open moorland appears vast in extent with open horizons. However at a more detailed level there is a diversity of topographical features and upland habitats characterised by mosaics of bog, heath land and grassland, with frequent rocky outcrops, scree and crags. Fragments of broadleaf woodland also occur on the lower ground, and highlight ravines and burn corridors that provide some shelter. Coniferous plantations occur frequently and appear highly incongruous in this landscape as stark, angular, dark blocks which contrast with the muted colours, textures and sinuous patterns of the moorland vegetation.

Pockets of enclosed grazing, stone walls, post and wire fencing and telegraph poles mark the transition from the central area of more remote hills and moorland to the lower slopes and road and urban corridor to the west and south. Infrequently scattered across the landscape are the remains of archaeological or historic features

such as cairns and these add to the sense of a remote historic unchanged landscape.

It is a simple landscape providing a rolling hill backdrop, undeveloped as a natural setting to adjacent urban areas. This contrast and proximity creates an 'accessible solitude' which is enjoyed particularly in the central areas. Here the remote hills, reservoirs and lochs provide an experience of remoteness, isolation and tranquility in a landscape where wild and natural character dominates.



Photograph 2 – View eastwards from the core path above the Kilpatrick Braes



Photograph 3 – Part of the Kilpatrick Hills central area

ii. Distinctive landforms

Within the Kilpatrick Hills, the sweeping open moorland and coniferous plantations are contrasted with the summits such as Duncolm, Doughnut Hill and Auchineden Hill which form distinctive local landmarks. In places, the summits give way to dramatic ridges of rock and escarpments. In the south, distinctive horizontally banded lava flows, eroded into stepped cliffs, top the hill faces shelving gently downwards towards the well-defined transitional area of moorland and fields. Dramatic hill edges, long ridges, exposed rock cliffs and the gentle roll of land forming the lower slopes play an important role in the overall landscape composition. The Kilpatrick Braes, and the Lang Craigs which dominate the skyline above Dumbarton, are the most prominent examples of this feature of the Kilpatrick Hills.

Elsewhere, deep valleys and gullies such as Auchenreoch Glen and Glenarbuck have formed at the edge of the Kilpatrick Hills where the many burns run through towards the River Clyde.

Many of these features are locally or regionally important for their geology. Together they tell a story of how the Hills formed which enhances the experience of visitors (see also section 4.5).



Photograph 4 – The Duncolms are some of the striking landforms within the Kilpatrick Hills



Photograph 5 – The Lang Craigs from Overtoun Estate

iii. A unique diversity of views

The Kilpatrick Hills boast unique and relatively accessible panoramic views in all directions, so that the landscape experience from these small hills is one of being part of and “viewing the whole of Scotland”. For example, there is a sequence of vast panoramic views over the Clyde estuary on the short walk from Old Kilpatrick up over the Kilpatrick Braes. When at Duncolm, within the core of the Kilpatrick Hills, it is possible to see east beyond Arthur’s Seat in Edinburgh (approximately 80km or 50 miles) and south to the Carsphairn hills (approx. 50 miles) and the Merrick (approx. 57 miles), in Galloway. From the same vantage point, in views to the north, Ben Lui is framed between Ben Lomond and Ben Vorlich, and Loch Lomond and its Highland setting are clearly visible.

These panoramic views form part of a tremendous range of high quality views both to and from the Kilpatrick Hills. Well over 20 key, panoramic or iconic high quality viewpoints can be identified. These views are very diverse and range from important internal vistas of remote areas with no urbanisation visible, to extensive “borrowed views” of the adjacent nationally important highland landscape. Open horizons and borrowed views lead to the Kilpatrick Hills being experienced as part of a much larger landscape, increasing the sense of isolation and solitude.

Long views across the Glasgow conurbation emphasise the contrast between the remote upland and developed lowlands. In well-known views from outwith the Kilpatrick Hills, from locations such as Carman Reservoir and Dumbarton Castle, the Hills are a key feature seen across adjacent urban and farmed lowlands. The Hills’ skyline makes an important contribution to the setting of views from the north and east of Glasgow city and the Inner Clyde estuary.



Photograph 6 – The Clyde basin from the Kilpatrick Braes



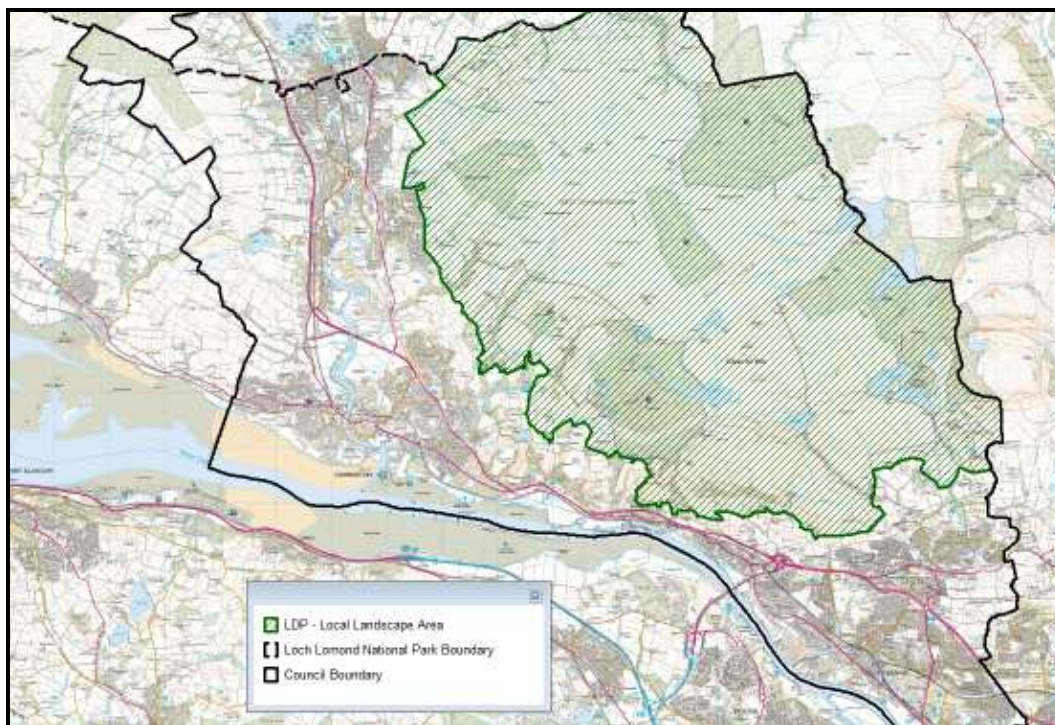
Photograph 7 – View from Middle Duncolm toward the Loch Lomond and the Trossachs National Park

4.4 Local Landscape Area boundary

An important element of the fieldwork undertaken was to determine the boundary of the Local Landscape Area, taking account of the Regional Scenic Area boundary as defined in the adopted West Dunbartonshire Local Plan (2010) and features in the landscape, with the aim of creating a robust boundary which is clearly identifiable.

Lower hill slopes and fringes contribute to the setting and approach to the Kilpatrick Hills' distinctive ridges and crags, acting as an important landscape and visual buffer. These transitional landscapes are generally more diverse in appearance than the open hills. The historic influence of old estate and policy landscapes, such as Overtoun, Cochno and Edinbarnet, is still evident in many of these areas. The historic character, policy woodland, remnant field tree lines and avenues, and vistas associated with remains of former farmed estate landscapes make an important contribution to landscape diversity and setting on the boundary of the Kilpatrick Hills. These areas also provide a unique ease of access to an experience of remoteness and the diverse experience of sharply contrasting landscape. In a short walking time, visitors will pass from urban and suburban town, through farmland or parkland, to wild expansive upland landscape, but be still in close proximity to or have a view of contrasting urban lowlands.

The boundary of the LLA recognises the importance of these transitional landscapes to the overall character of the Kilpatrick Hills, acknowledging that landscape changes in these areas can have a significant effect on the landscape quality of the Kilpatrick Hills, particularly in terms of how it is experienced by local people. The historic RSA boundary has therefore been moved further down the hill slope in a number of locations to create the LLA boundary. Appendix 1 provides a full description and justification for the LLA boundary.



Map 2: Local Landscape Area boundary

Separate exercises have been carried out within the East Dunbartonshire and Stirling Council areas to define the LLA boundary within these authorities.

4.5 Landscape Change

A key principle in the policy approach to landscape is that landscapes are constantly changing and evolving in response to our needs. Positive change should be facilitated whilst maintaining and enhancing distinctive character. Human activity has already had notable effects on parts of the Kilpatrick Hills' landscape, including: management for grazing; the creation of water-supply reservoirs for nearby urban areas; planting and management of commercial forestry and associated infrastructure such as access tracks; and erection of masts and pylons. All of these cumulatively have detracted from some of the special landscape qualities in some locations, particularly the characteristics of remoteness and perceived wildness/naturalness. They do not, however, presently dominate or significantly impact on the overall character of the landscape in the central parts of the Kilpatrick Hills.

Landscape planning and management should aim to conserve the character and special qualities of these Rugged Moorland Hills. Developments and land use changes which undermine the sense of perceived wildness/naturalness and remoteness should be resisted.

4.6 Other designations and interests

In addition to their importance in landscape terms, the Kilpatrick Hills are unsurprisingly home to a number of other natural heritage and recreation interests. This range of habitats, geodiversity sites and formalised access routes enhances landscape experience and the number of people who can enjoy it.

The Kilpatrick Hills feature a network of nationally and locally important nature conservation sites, of both biological and geological interest. Five Sites of Special Scientific Interest (SSSI) are found within the Kilpatrick Hills and much of the rest of the area has been designated as Local Nature Conservation Sites. These provide the SSSIs with a robust framework of buffers and habitat connectivity which contribute to safeguarding their viability and recognise the wildlife value of the Kilpatrick Hill's open mosaic of habitats.



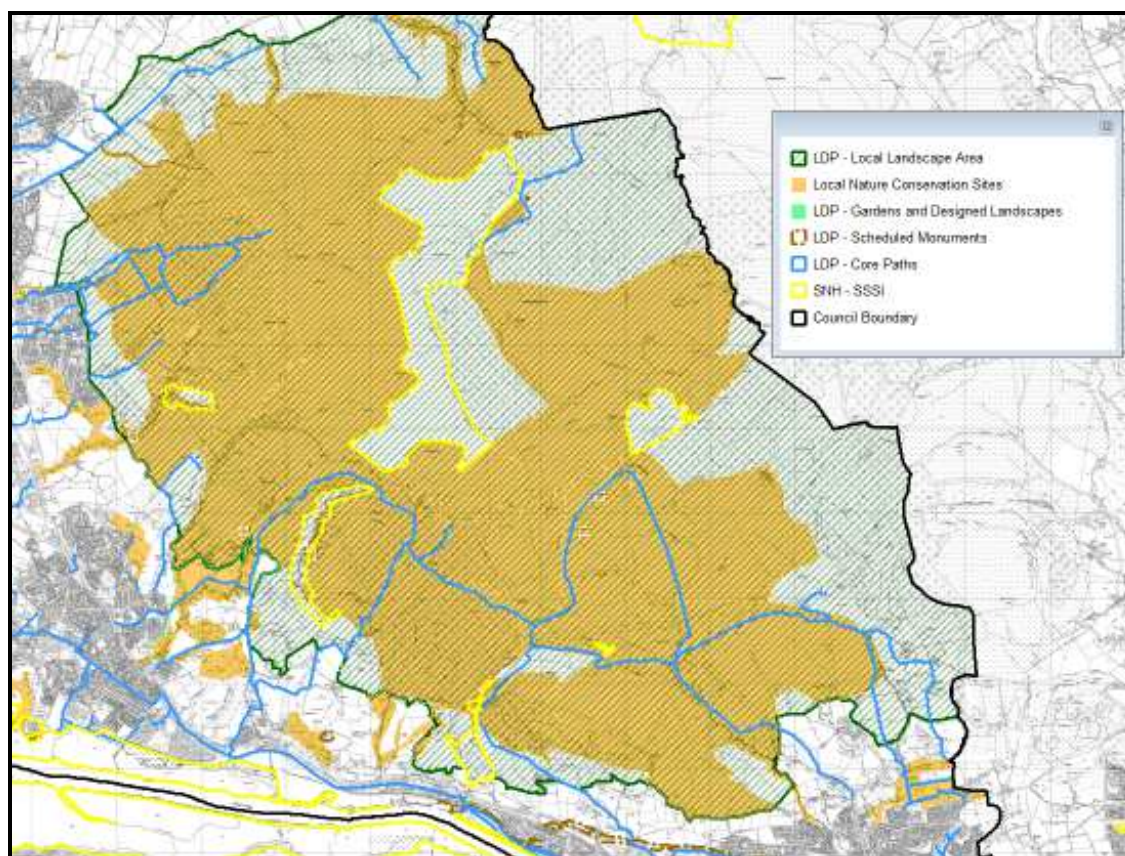
Photograph 8 – Auchenreoch Glen – a SSSI for its nationally important grassland, and a Local Geodiversity Site [or geological LNCS] for its impressive rock outcrops

The hills contain pockets of nationally important carbon-rich soils, deep peat and priority peatland habitats, as defined on SNH's (draft) Carbon and peatland map 2014, which for the first time defines and maps soils that are of national importance for their carbon retention properties.

The hills are connected to the wider green network by a number of core paths and burn corridors – key features which both link the habitat network and enable residents and visitors to West Dunbartonshire to enjoy the Kilpatrick Hills.

Historic gardens and designed landscapes form part of transitional landscapes at the edge of the Kilpatrick Hills. Grand houses constructed by wealthy industrialists at Overtoun, Auchentorlie, Cochno and Edinbarnet, mainly in the eighteenth and nineteenth centuries, historically had large gardens, parkland and woodland associated with them, designed and managed to add to the setting and enjoyment of the main house. Overtoun Estate is the best example of an estate as it would have originally looked when the house was built and is recorded on the Inventory of Gardens and Designed Landscape.

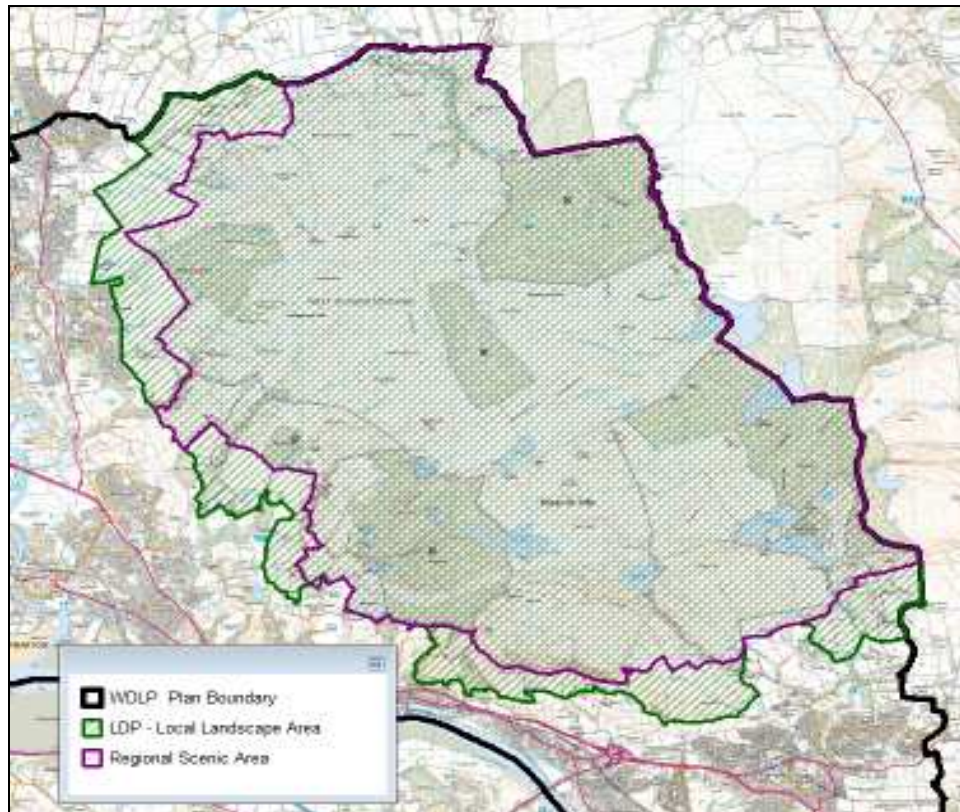
Demonstrating evidence of early settlers, prehistoric cup and ring marked stones and cairns have been found within the Kilpatrick Hills, including at Auchentorlie, Auchnacraig and Gallangad Muir and burn, where they are designated as scheduled monuments.



Map 3: Designations and interests

APPENDIX 1 – RESULTS OF LOCAL LANDSCAPE AREA BOUNDARY ASSESSMENT

As part of the fieldwork assessment (see Section 3) carried out in formulating this Statement of Importance, the boundary of the existing Regional Scenic Area was assessed on the ground to establish if it was appropriate to continue as the boundary of the proposed Local Landscape Area. Utilising advice set out in the SNH document, [Guidance on Local Landscape Designations](#) (paras 6.7 – 6.20) the final Local Landscape Area shows a number of changes from the Regional Scenic Area, which are shown and described below:



Map 4: RSA and LLA boundaries

Northern boundary

The RSA boundary is robust where it follows the Auchincarroch Road but at some locations (e.g. north and west of Auchincarroch Hill to the corner of Nobleston Wood) the boundary is less robust because it doesn't relate well to topography, is located mid-slope, and is difficult to visually interpret or pick out. The boundary appears to be based on a visible change in land cover between unimproved pasture/moorland and improved pasture, generally following the moorland/pasture divide, although it sometimes uses woodland or follows the visible edge of a field.

To address this issue, instead of deviating from Auchincarroch Road west of Blairquhomrie Cottages and moving south along the burn, the LLA boundary follows the burn northwards and instead follows the boundary of the National Park. This means the LLA designation adjoins the National Scenic Area designation.

Although this change leads to the incorporation of areas of improved pasture, including farms at West Auchencarroch, Mid Auchencarroch and Easter Auchencarroch, it is considered that this valley floor is important with regard to the panoramic views out across the National Scenic Area to the lowland/highland boundary fault, where the mountains are inter-visible with an agricultural landscape.



Photograph 9 – View north from Auchincarroch Road. The tree belt marks the boundary with the National Park and the LLA boundary.



Photograph 10 – View towards Kilpatrick Hills, showing the tree belt in the middle.

Close to Haldane, the LLA boundary matches that of the green belt for a short distance, moving from the Carrochan Burn along a field boundary to Auchincarroch Road where it then runs eastwards to Napierston Farm.

Western boundary

The eastern side of the Vale of Leven marks the western boundary of the Kilpatrick Hills, and generally rises quite steeply from the developed valley floor to the rugged moorland of the Kilpatricks. In terms of built development, only New Bonhill extends beyond the valley floor.

The boundary of the LLA has been moved downslope from the RSA, meaning the LLA extends right up to the settlement edge at New Bonhill. The land above New Bonhill now included within the landscape designation is considered to share the same landscape character as the wider Kilpatrick Hills, while transitional slopes to the north have been included as they are important to the setting of the Kilpatrick Hills. From distant views to the Kilpatrick Hills it is evident that it is important and more consistent to include the mid and lower farmed slopes in the LLA, not just the moorland hill tops. The mid and some lower slopes are clearly part of the same landscape unit and provide an important landscape transition to Kilpatrick's ridges and hill tops. The landscape quality of these areas remains the same as the landscape currently within old RSA boundary.



Photograph 11 – View towards western edge of Kilpatrick Hills. Land directly above New Bonhill, visible here, has been included within the LLA.

Southern boundary – Overtoun Estate

Overtoun Estate is designated as a Garden and Designed Landscape. The boundary of the RSA above Overtoun marks the transition from designed landscape, including remnant historic avenue and parkland trees, to moorland and upland walks centered on the focal point of the Lang Craigs. The RSA boundary follows a stone wall (historic boundary feature) and the woodland edge and ridge below Craigs, leaving a gap between the designated formal designed landscape and the RSA, which is also an area currently part of a woodland trust planting scheme. It is important that any changes/planting carefully preserves the current visible transition, from designed parkland to natural hill landscape, and original design and avoid planting potentially obscuring the approach views to crags and moorland.

The RSA boundary is considered illogical in terms of landscape character and although it is relatively well defined by topographical and or physical features in the landscape, the LLA adopts a difference boundary which follows that of the Garden and Designed Landscape designation to close the gap between it and the landscape designation.

Southern boundary - Kilpatrick Braes

The Kilpatrick Braes form an important and highly visible transitional landscape between the urban area, demarcated by the A82, and the rugged moorland landscape of the Kilpatrick Hills. Similarly, the southern slopes of the hills to the north of Bowling, form a prominent section of the hills and offer panoramic views towards the mouth of the Clyde, Dumbarton hills and the distant highlands. The RSA southern boundary is defined by fences and tracks at the base of Craggs, following the former SDP boundary, which is vulnerable visually, and does not include the natural landscape setting to the Craggs and Ridges, which is important in views to the Kilpatrick's LLA/hill features from surrounding areas.

The Local Landscape Area boundary has been moved downslope from the RSA boundary. The inclusion of the lower slopes within the designated area, including the Kilpatrick Braes, Hill of Dun and Haw Craig, will ensure that the importance of the immediate setting of the craggs and ridges is recognised and appropriately managed.

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 27 May 2015

Subject: Commuted Payments for Parking – Planning Guidance

1. Purpose

- 1.1** To seek approval of the Planning Guidance for Commuted Payments for Parking.

2. Recommendation

- 2.1** It is recommended that the Committee approves Appendix 1 as non-statutory Planning Guidance on Commuted Payments for Parking.

3. Background

- 3.1** The Scottish Government Circular on Development Planning advises that local authorities may issue non-statutory planning guidance. This may be used to provide detail on a range of subject areas, and is particularly useful when an issue arises during the lifecycle of a Plan, and there is not the appropriate hook in the Plan to allow statutory Supplementary Guidance to be prepared. Non-statutory planning guidance does not form part of the Development Plan, but may be a material consideration in terms of considering a development proposal.

4. Main Issues

- 4.1** The Council occasionally receives planning applications for developments within town centres, which are in the main acceptable, but because of the high density pattern of development in town centres, are not able to meet national or local parking standards.
- 4.2** However, developments which are located within town centres are generally within close proximity to sustainable transport modes and to areas of public parking. The Planning Guidance set out in Appendix 1 proposes that in town centre locations, where a proposal cannot meet the minimum standards for parking, the Council may accept a commuted sum from the developer in lieu of full parking provision. Such contributions will be used towards projects in the following order of preference:
- 1) Parking provision (Off-street and On-street)
 - 2) Upgrade to existing parking provision
 - 3) Parking management (signage etc)
 - 4) Improvements to active travel / public transport provision
 - 5) Implementing any relevant travel plan
 - 6) Development of Sustainable/Active travel strategies

- 4.3** The proposed rate is set at £3,500 per parking space for 2015/2016 and will be subject to any Council-wide increase to charges. Contributions will be held in a suspense account until such time that a relevant project becomes available to which the funds can contribute.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial Implications

- 6.1** The approach set out in the Planning Guidance may result in contributions towards the enhancement of parking and sustainable access within town centres. A special suspense account(s) will be set up to hold contributions until suitable projects are ready for implementation.

7. Risk Analysis

- 7.1** No risks have been identified.

8. Equalities Impact Assessment (EIA)

- 8.1** No equalities issues have been identified.

9. Consultation

- 9.1** The guidance has been prepared by the Council's Forward Planning team in consultation with Development Management and Roads and Transportation. As the guidance is being adopted as non-statutory Planning Guidance, rather than statutory Supplementary Guidance, there is no need for it to be subject to wider consultation.

10. Strategic Assessment

- 10.1** No strategic issues have been identified.

Richard Cairns
Executive Director of Housing, Environmental
and Economic Development
Date: 11 May 2015

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Appendices: Appendix 1 – Commuted Payments for Parking –
Planning Guidance

Background Papers: None.

Wards Affected: All wards.

Commuted Payments for Parking Planning Guidance

Introduction

The Council recognises that infrastructure is a key element in providing safe and well integrated developments that are convenient and accessible to all users. As part of doing so, when considering development proposals, the Council will expect appropriate parking provision where relevant.

The Council follows standards for parking which developers are expected to comply with; this is to ensure adequate parking provision is in place and to a safe and appropriate standard.

Under certain circumstances it may be difficult for developers to fully comply with the required standards. The Council is sympathetic to developments which are located within a town centre or edge-of-centre location (as identified in the Local Development Plan) as these are within close proximity to sustainable transport modes and there can be limited space for parking provision within such high density areas. In these locations, where a proposal cannot meet the minimum standards for parking as set out in the Roads Development Guide, the Council may accept a commuted sum from the developer in lieu of full parking provision.

This guidance supplements the Councils Roads Development Guidelines and should be read in conjunction with these.

Context

The National Roads Development Guidelines 2014 (NRDG) were produced in support of the Scottish Government's Designing Streets policy and can be found at www.pkc.gov.uk/roadsdevguide . The NRDG provide advice rather than policy or legal requirements and include guidance on parking provision for different types of use. The NRDG advise that there may be opportunities to accept a contribution/obligation in lieu of the full parking standard in sustainable locations. Further to this, it acknowledges that a lower parking provision may be appropriate in town centre locations where there is good access to alternative forms of transport and existing car parking facilities.

Minimum parking standards for the West Dunbartonshire Council area are detailed in Section 7 of the Council's Local Roads Development Guide and can be found at www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/transport-policy/ . These standards are set out to ensure that the relevant parking provision is in place to support a development and avoid potential safety hazards. These are set out in tables 7.3 – 7.9 of the document.

Similar to the NRDG, the local guidelines outline that in circumstances where it is possible to encourage the use of public transport, developers may be

asked to consider making a commuted payment in lieu of the provision of some of the on-site parking provision.

The local Roads Guidelines allow for some flexibility to the minimum parking standard where developments involve the refurbishment or modernisation of existing buildings within town centres.

Commuted Payment

The commuted sum that will be sought from a developer where the Council has agreed that such an approach is acceptable will be £3,500 per parking space (at financial year 2015/16 and will be increased in line with Council agreed increases in charges).

Payments received may contribute to one or more of the following projects within the vicinity of the town centre for which the development is proposed. These options are listed in order of preference.

- 1) Parking provision (Off-street and On-street)
- 2) Upgrade to existing parking provision
- 3) Parking management (signage etc)
- 4) Improvements to active travel / public transport provision
- 5) Implementing any relevant travel plan
- 6) Development of Sustainable/Active travel strategies

Payments will be held in a suspense account by the Council until such time as a relevant project can be implemented.

Advice

In all cases it is recommended that developers use the Council pre application advice service to discuss parking requirements with the Councils Planning and Roads and Transportation Service prior to submitting any planning application.

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 27 May 2015

Subject: East Dunbartonshire Local Development Plan

1. Purpose

- 1.1** To advise of the publication of the Proposed Local Development Plan for East Dunbartonshire and agree the Council's response to the Plan.

2. Recommendations

- 2.1** It is recommended that Appendix 1 is submitted to East Dunbartonshire Council as this Council's response to the Proposed East Dunbartonshire Local Development Plan.

3. Background

- 3.1** East Dunbartonshire Council is preparing a new Local Development Plan for its authority area, which on adoption will replace the East Dunbartonshire Local Plan 2 which was adopted in 2011. This is the second stage in the preparation of the Plan, with this Council having previously responded to the Main Issues Report in November 2013.

4. Main Issues

- 4.1** The Proposed Local Development Plan for East Dunbartonshire was published on 1 April 2015 with an eight week period for the submission of representations ending on 27 May 2015.
- 4.2** The policies of the Plan that are likely to be of most interest to Members or most relevant to West Dunbartonshire are summarised below.

Supporting Regeneration and Protection of the Greenbelt

- 4.3** The Council's focus is on the regeneration of previously developed sites, and the Plan requires applicants to prove that there are no brownfield sites of a similar size within a locality before development on greenfield land is considered. There is a presumption against development in the green belt.

Creating Inclusive and Sustainable Communities

- 4.4** The Strategic Development Plan sets an indicative housing requirement in East Dunbartonshire of 3,100 private units and 7,600 affordable units. However, East Dunbartonshire Council has revised the affordable figure, setting a Housing Supply Target of 1,774 affordable units. It has justified this by taking account of:

- the range of actions being carried out through the Local Housing Strategy to meet housing need without building new homes.
 - the approach taken on backlog need in the Housing Need and Demand Assessment.
 - the availability of public subsidy to fund affordable housing.
- 4.5** The Plan sets an affordable housing requirement of 25% of houses on all sites of 10 units or more, and will seek a commuted sum towards affordable housing projects from developments of 2-9 units.
- 4.6** The Housing Strategy of the Plan is not considered to have any significant implications for West Dunbartonshire.
- Protecting and Enhancing Landscape Character and Nature Conservation
- 4.7** The Plan identifies and protects a range of designated natural environment sites including the Kilpatrick Hills Local Landscape Area.
- Valuing the Historic Environment
- 4.8** The Plan identifies and protects a range of designated historic environment sites including the Antonine Wall World Heritage Sites.
- Network of Centres and Retail and Commercial Development
- 4.9** The Plan identifies a network of centres including four town centres (Bearsden, Milngavie, Kirkintilloch and Bishopbriggs), a commercial centre (the Strathleven Retail Park in Bishopbriggs), and a range of village and local centres. The Plan requires a town centre first approach for retail and commercial development.
- Renewable Energy and Low-Carbon Technology
- 4.10** The Plan sets out a spatial framework for wind energy development. In line with Scottish Planning Policy, it shows that much of the East Dunbartonshire area has potential for wind farm development, although criteria for the assessment of proposals in these areas are set out by the Plan.
- Mineral Resources
- 4.11** Reflecting that there is a Petroleum Exploration and Development Licence (PEDL) covering part of East Dunbartonshire, the Plan sets out criteria for the assessment of mineral workings, including shale gas or coal bed methane extraction. However, the current moratorium on granting consents for unconventional oil and gas developments in Scotland is also reflected by the Plan. The area covered by the PEDL lies some distance from West Dunbartonshire, with its westernmost point just to the west of Bishopbriggs.
- Proposed response
- 4.12** The proposed response to the East Dunbartonshire Proposed Local development Plan is set out in Appendix 1. The response:
- Considers the Plan to be in accordance with the National Planning Framework, Scottish Planning Policy and the Strategic Development Plan.

- Supports the Local Landscape Area designation, as complimentary to the same designation within the West Dunbartonshire Local Development Plan.
- Supports the protection given to the Antonine Wall World Heritage Site and Buffer Zone.
- suggests changes to the renewable energy policy to make reference to Glasgow and Clyde Valley Landscape Capacity Study for Wind Turbine development, tourism and recreation resources, and the regular review to restoration and aftercare bonds
- Suggests that the Minerals policy also makes reference to the regular review of restoration bonds.

5. People Implications

5.1 There are no personnel issues associated with this report.

6. Financial Implications

6.1 There are no financial implications associated with this report.

7. Risk Analysis

7.1 There are no known risks associated with this report.

8. Equalities Impact Assessment (EIA)

8.1 There are no equalities issues associated with this report.

9. Consultation

9.1 The Proposed East Dunbartonshire Local Development Plan was not considered to raise issues for any other Council service.

10. Strategic Assessment

10.1 The Proposed East Dunbartonshire Local Development Plan is concerned with the use of land outwith the West Dunbartonshire Council area, and is not considered to raise any issues with regard to West Dunbartonshire Council's strategic priorities.

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 11 May 2015

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Appendices:	Appendix 1 – Proposed response to Proposed East Dunbartonshire Local Development Plan
Background Papers:	Proposed East Dunbartonshire Local Development Plan
Wards Affected:	None

West Dunbartonshire Council welcomes the opportunity to comment on the Proposed East Dunbartonshire Local Development Plan.

The Council considers the Proposed Plan to be in accordance with the National Planning Framework, Scottish Planning Policy and the Glasgow and the Clyde Valley Strategic Development Plan.

On specific matters:

Policy 8 – Landscape and Nature Conservation

West Dunbartonshire Council supports the identification of the Kilpatrick Hills Local Landscape Area and the wording of Policy 8, which gives specific support to the protection of the special qualities of the Local Landscape Area. The boundary of the Local Landscape Area, as shown on the Proposals Map, compliments the boundary of the Local Landscape Area designation included in the West Dunbartonshire LDP. It is considered that this approach will help to ensure there is a consistent approach to managing change within the hills across local authority boundaries.

Policy 10 – Valuing the Historic Environment

West Dunbartonshire Council welcomes the strong protection given by the Plan to the Antonine Wall World Heritage Site.

Policy 15 – Renewable Energy and Low-Carbon technology

West Dunbartonshire Council broadly supports the overall approach to renewable energy in the Proposed Plan, in the context of the framework set by SPP. Specifically in terms of wind energy developments, the Council is mindful that turbine developments in East Dunbartonshire could have implications for West Dunbartonshire, particularly in terms of landscape and visual impact, depending on the proximity and prominence of the turbine relative to West Dunbartonshire's boundary. In this context, the Council would suggest the following amendments to Policy 15:

- It would be useful if the policy made specific reference to the Glasgow and Clyde Valley Landscape Capacity Study for Wind Turbine development. Whilst it is referred to in the background report, it is considered important that this document is linked into the Plan itself, making clear that it will be used to help guide development to the most appropriate locations. It is suggested that criterion B of 'Energy Infrastructure' should be supplemented with an additional sentence: 'Particular attention should be given to the conclusions and advice contained within the Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley, which will be used to help inform development proposals.'

- Restoration and aftercare – the Plan should make clear that financial guarantees should be regularly reviewed, to ensure that they are of an adequate value to cover any variance in decommissioning and restoration costs. It is suggested that the third sentence of the second paragraph of ‘Energy Infrastructure’ be amended to read ‘This will be secured through appropriate financial guarantees, which will be subject to regular review, and if necessary amended accordingly.’
- Tourism and recreation – ‘energy Infrastructure’ on page 43 sets out the policy criteria against which developments for renewable and low-carbon energy technologies will be assessed against. West Dunbartonshire Council is of the view that tourism and recreation interests should be included within this list. Tourism and recreation are listed in Section 169 of SPP as a consideration which may require to be taken into account in relation to wind farms. Given the importance of the Kilpatrick Hills as a cross-boundary recreational resource for local communities, highlighted in both the West and East Dunbartonshire Statements of Importance, it is suggested that any application for wind energy development should be assessed in terms of any potential impact on tourism and recreation. In this respect, it is suggested that a further criteria be added to read ‘E. Tourism and recreational resources, including core paths and long distance walking routes.’

Policy 17 – Minerals

Similar to comments made under Policy 15, it is suggested that the policy should clearly state that the bond required to ensure appropriate decommissioning and site restoration are secured, will be subject to regular review. This will ensure that for the life of the development, the bond will be kept to an adequate value to cover any fluctuations in cost, giving confidence to local communities, both within and outwith the authority boundary. It is suggested that an additional sentence be added to the penultimate paragraph of Policy 17 to read ‘The bond or legal agreement will be subject to regular review, and if necessary, amendments will be required as a consequence.’

WEST DUNBARTONSHIRE COUNCIL**Report by the Director of Infrastructure and Regeneration****Planning Committee: 27 May 2015**

Subject: Proposed addition to Street Naming Policy**1. Purpose**

- 1.1** The purpose of the report is to agree an addition to the street naming policy to include consultation with Registered Tenants Organisations.

2. Recommendations

- 2.1** It is recommended that the Committee agrees the new street naming and numbering policy contained in Appendix 2.

3. Background

- 3.1** The Council, under Section 97 of the Civic Government (Scotland) Act 1982, has responsibility for naming and numbering new streets and numbering of new buildings erected on an existing street. Street naming and numbering is essential for the use of the emergency services, public utilities, postal services and the general public.

4. Main Issues

- 4.1** The Planning Committee in June 2012 agreed to a street naming policy which allows the fair and consistent allocation of street names. The appropriate Community Councils and the relevant elected members for the ward would be consulted on any new street names proposed within their areas. Appendix 1 includes the existing street naming policy.
- 4.2** The Planning Committee in February 2015 requested that the street naming policy be amended to include Registered Tenants Organisations where social housing was being proposed. It is now proposed that the street naming policy requires that the Registered Tenants Organisation (RTO) to be consulted on new street names where the development is new social housing or includes the provision of social housing. Appendix 2 includes the new street naming policy. The Registered Tenants Association will be consulted in the same form as Community Councils and Ward Councillors.

5. People Implications

- 5.1** No personnel issues

6. Financial Implications

6.1 No financial issues

7. Risk Analysis

7.1 No risks have been identified

8. Equalities Impact Assessment (EIA)

8.1 No equality impact assessment is required.

9. Consultation

9.1 The Council's Housing Strategy Team have been consulted on the proposed change and are supportive of it. The Housing Strategy Team will consult the street naming team at an early stage of the development process when considering housing layouts and will also advise RTO to make contact at an early stage.

10.0 Strategic Assessment

10.1 The proposal does not conflict with the Council's strategic priorities.

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 11 May 2015

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
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Appendices: Appendix 1 Existing Street Naming Policy
Appendix 2 New Street Naming Policy

Background Papers: N/A

Wards Affected: All Wards

Street Naming Policy

1.1 What we aim to

Generally new street names in the West Dunbartonshire Council area will meet the following criteria:

- Follow the current theme within an existing area wherever possible,
- If it is not possible to use an existing theme or the development involves multiple new street names, a new theme will be considered,
- Where a new theme is proposed, the street name(s) should have a local significance and/or a historical link to the local area, places, events or culture, particularly if they have a direct connection to the site,
- Recognise native wildlife, flora, fauna or natural features related to the area or West Dunbartonshire.
- Street names should be easily pronounced and spelt so as not to cause confusion, particularly in the case of an emergency.

1.2 Issues that we aim to

- Names of people who are living; this is due to the risk that public perception of that person may change as a result of events occurring over the remainder of their lifetime. In appropriate circumstances names of deceased people will be given consideration,
- Street names duplicating or conflicting with an existing street name within the town concerned,
- Variations in the suffix of a street name in separate locations; alternative suffixes may be used with discretion and only be considered if the streets lead off each other;
- Punctuation, including commas, apostrophes, full stops, hyphens and slashes within a street name unless they are absolutely necessary.
- Names that are capable of deliberate misinterpretation or with adverse connotations.
- We will not use developers marketing titles as part of the new postal address.

1.3 Other

- Consideration will be given to suffixes for street names:
New street names should end with an appropriate suffix for the road layout, e.g. Street & Road used for thoroughfares; Lane & Drive for side streets; Close & Place for cul-de-sacs; and Crescent & Square, etc to suit geometry of the layout.
- We will use the number 13 when numbering properties.
- Consultation will be carried out with the Community Council for the area and elected members for the ward concerned before it is brought to Planning Committee for approval.

Charges for Street Naming

A fee will now be payable for carrying out this service.

Proposed change to Street Naming Policy

1.1 What we aim to

Generally new street names in the West Dunbartonshire Council area will meet the following criteria:

- Follow the current theme within an existing area wherever possible,
- If it is not possible to use an existing theme or the development involves multiple new street names, a new theme will be considered,
- Where a new theme is proposed, the street name(s) should have a local significance and/or a historical link to the local area, places, events or culture, particularly if they have a direct connection to the site,
- Recognise native wildlife, flora, fauna or natural features related to the area or West Dunbartonshire.
- Street names should be easily pronounced and spelt so as not to cause confusion, particularly in the case of an emergency.

1.2 Issues that we aim to

- Names of people who are living; this is due to the risk that public perception of that person may change as a result of events occurring over the remainder of their lifetime. In appropriate circumstances names of deceased people will be given consideration,
- Street names duplicating or conflicting with an existing street name within the town concerned,
- Variations in the suffix of a street name in separate locations; alternative suffixes may be used with discretion and only be considered if the streets lead off each other;
- Punctuation, including commas, apostrophes, full stops, hyphens and slashes within a street name unless they are absolutely necessary.
- Names that are capable of deliberate misinterpretation or with adverse connotations.
- We will not use developers marketing titles as part of the new postal address.

1.3 Other

- Consideration will be given to suffixes for street names:
New street names should end with an appropriate suffix for the road layout, e.g. Street & Road used for thoroughfares; Lane & Drive for side streets; Close & Place for cul-de-sacs; and Crescent & Square, etc to suit geometry of the layout.
- We will use the number 13 when numbering properties.
- Prior to the submission of a report to the Planning Committee for approval of street naming where the proposals are to create a 'new street name' for the development, consultation with the appropriate Community Councils and the relevant elected members for the ward will be undertaken.
Additionally where the development proposals are for the provision of social housing or are to include the provision of social housing within the development, the Registered Tenants Organisation (RTO) will also be consulted prior to the submission of the report to Committee.
- There is a fee for carrying out this service

WEST DUNBARTONSHIRE COUNCIL**Report by the Executive Director of Infrastructure and Regeneration****Planning Committee: 27 May 2015**

Subject: New street names for Vale of Leven Industrial Estate, Dumbarton**1. Purpose**

- 1.1** To allocate new street names to the existing two streets within the Vale of Leven Industrial Estate, Dumbarton.

2. Recommendations

- 2.1** It is recommended that Levenside Road and Burroughs Way are approved as the street names.

3. Background

- 3.1** There are presently no road or street names to identify the roads within the current Vale of Leven Industrial Estate. This can cause problems for the businesses located within the estate and also hinder prospective customers who are unable to locate the businesses within the Estate.

4. Main Issues

- 4.1** The street names proposed for consideration:-
Levenside Road and Burroughs Way

The suggested street names are taken from the history of the industrial estate. Levenside Road is based on the history and heritage of the 17th century Baronial Estate and Burroughs Way is recognising and celebrating the industrial heritage of the Estate.

- 4.2** The names proposed meet the requirement of the Councils Street Naming Policy.

5. People Implications

- 5.1** There are no people implications.

6. Financial Implications

- 6.1** There are no financial implications.

7. Risk Analysis

7.1 There are no known risks to the Council.

8. Equalities Impact Assessment (EIA)

8.1 None.

9. Consultation

9.1 As part of the Councils Street Naming Policy elected members for Ward 2 Leven have been consulted. There is no Community Council for the area and no requirement to consult a Registered Tenants Association.

10. Strategic Assessment

10.1 This proposal does not impact on any of the Council's strategic priorities.

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 11 May 2015

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager, Housing, Environmental and Economic Development, Aurora House, 3 Aurora Avenue, Queens Quay, Clydebank G81 1BF 0141 951 7938 email: Pamela.Clifford@west-dunbarton.gov.uk
Appendices:	N/A
Background Papers:	None
Wards Affected:	Ward 2 Leven