

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 7 November 2012

DC12/106: Erection of 109 dwelling houses (amendment to permission DC11/120/MSC incorporating pumping station and revised house types) at Housing Development Site South Of Barloan Roundabout, Dumbarton, by Taylor Wimpey.

1. REASON FOR REPORT

- 1.1** This application relates to a housing development in excess of 50 units, which is therefore classified as a Major Development. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** permission subject to the conditions set out in Section 9. .

3. DEVELOPMENT DETAILS

- 3.1** This application relates to part of the large residential development that is currently under construction on the former bonded warehouses site to the south-west of the new A82 Lomondgate roundabout. The residential development at Lomondgate is being implemented by three separate housebuilders, and this application relates to the westernmost part. The application site itself measures approximately 4.8 hectares and is bounded by the A82 to the north, open land adjacent to the River Leven to the west, Dumbarton golf course to the south and new housing under construction to the east and south-east. The whole of the Lomondgate area has outline planning permission for mixed use development, and within that the application site has detailed permission for 110 houses (decision DC11/120/MSC). Construction has already commenced in accordance with that permission.
- 3.2** The current application seeks an amended layout incorporating a small waste water pumping station, which has been found to be necessary in order to provide adequate sewerage capacity for the new housing development. The inclusion of the pumping station would result in the total number of dwellings on the site being reduced by one unit to 109. In addition, some alterations are proposed to some of the house types within the site, along with some changes to the location of some of the visitor parking spaces. Whilst the

application covers the whole site, the road layout and most of the house types are identical to the earlier consent.

3.3 The proposed changes to the previously approved layout can be summarised as follows:

- Addition of the waste water pumping station at the north western corner of the site, replacing 2 semi-detached houses;
- Changing the 9 plots adjacent to the pumping station from 5 detached and 4 semi-detached houses to 3 detached and 6 semi-detached units;
- Changing from 2 detached houses with detached garages to 3 smaller detached houses with integral garages;
- Changing the house type on 7 individual detached house plots spread throughout the development; and
- Moving 4 visitor car parking spaces slightly, to facilitate the changes to house types

Most of the equipment for the waste water pumping station would be located under ground, with the surface equipment limited to a small jib on a concrete plinth, enclosed by a 1.8m timber screen fence of the same type as used for garden boundaries. It would be surrounded by some landscaping, with a small vehicular turning head in front. The new houses would all be of house types which have already been approved in the development and in some cases the alterations amount to minor repositioning of units or handing of the house type. Overall, the development would be reduced from 80 detached and 30 semi-detached units to 79 detached and 30 semi-detached. The number of 2 and 3 bedroom properties would be reduced slightly from 42 to 40 whilst the number of 4 bedroom properties would increase slightly from 68 to 69. The number of visitor parking spaces would remain unaffected at 20.

4. CONSULTATIONS

4.1 West Dunbartonshire Council Roads Services, Scottish Environment Protection Agency and Scottish Water all have no objections subject to similar conditions to those attached to the previous detailed permission (DC11/120/MSC).

4.2 West Dunbartonshire Council Environmental Health Service has no objection subject to an updated condition relating to ground gas protection measures.

5. REPRESENTATIONS

5.1 None

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

6.1 The site is identified under Policy H1 as a Private Sector Housing Opportunity Site. Policy H4 sets out standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. The

proposal is assessed against the criteria contained in the above policies in Section 7 below. It is considered that the development complies with all relevant policies of the adopted local plan.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design and Appearance

- 7.1** The principle of residential development on this site has been established by the previous permissions, and the current application relates only to the changes from the original detailed permission. The main change is the addition of a small under ground waste water pumping station in a corner of the site. The proposed substation would not be visually prominent and would have minimal impact on the appearance and amenity of the development.
- 7.2** The alterations to house types are proposed partly to accommodate the pumping station and partly for marketing reasons, as slightly larger houses and detached houses are currently more saleable than smaller, semi-detached properties aimed at first-time buyers. Collectively the changes affect only 19 units out of 109, and the proposed road layout is unchanged apart from minor repositioning of visitor parking lay-bys. Individually, all of the changes are considered to be acceptable, and overall the changes are relatively minor with no significant impact on the character or appearance of the development. Each affected property would have adequate off street parking and an adequately sized plot providing sufficient private garden space, and the relationship of houses to each other is considered acceptable in terms of privacy and amenity.
- 7.3** All technical matters were addressed at the time of the outline permission and the previous approval of matters specified in conditions, and all consultees remain satisfied with the revised proposal. The Environmental Health Service has requested that the gas protection measures approved as part of the previous consent may require to be altered to reflect the changes in the layout and plot numbers, and this can be addressed by an updated condition.

8. CONCLUSION

- 8.1** The proposed alterations to the previously approved design and layout are all of a relatively minor nature and would not have any detrimental impact upon the appearance or amenity of the area. The inclusion of the pumping station is acceptable and can be accommodated within the revised layout.

9. CONDITIONS

- 01. 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.**
- 02. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site,**

including a feature wall at the entrance to the site, shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.

03. 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 shall be implemented as approved.
04. Prior to the commencement of works on site, a phasing plan of the proposed development shall be submitted for the further written approval of the Planning Authority. The plan shall include details of the phasing of the houses, the roads infrastructure, play area and landscaping areas and shall thereafter be implemented as approved.
05. A landscaping scheme for the site, including the play area 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 in accordance with the phasing plan. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
06. Drainage of the site shall be in accordance with drawing numbers E002-1 and E002-2 (as approved under consent no. DC11/120/MS, of which this permission is an amendment). All surface water shall drain into the existing SUDS pond to the west of the site.
07. The development shall be constructed in accordance with the proposed ground levels as shown on drawing numbers E001-1 Rev.D and E001-2 Rev.D and the minimum finished floor level of all buildings shall be 5.1 metres AOD. Any alterations to these levels shall be agreed in writing with the Planning Authority.
08. Prior to the commencement of development, details of the equipped play area within the site shall be submitted for the further written approval of the Planning Authority and shall be implemented in a timescale agreed with the Planning Authority and in accordance with the phasing plan. The details shall include:
 - (a) details of the type and location of play equipment, seating and litter bins;
 - (b) details of the type and location of safety surfacing material; and,
 - (c) details of fences and gates to be erected around the play area.Thereafter the agreed play area shall be retained and maintained.

- 09. No development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. The noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from vehicles on the A82 using PAN 56 Planning and Noise. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.**
- 10. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority, and any piling works shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.**
- 11. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.**
- 12. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.**

13. Notwithstanding the submitted details a validation report on the installed ground gas protection measures for each individual plot as identified on drawing number 46400044/0007 shall be submitted to and approved by the Planning Authority and any measures arising shall be implemented prior to any construction works on site.
14. 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 measures arising shall be implemented within a timescale agreed with the Planning Authority.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any order replacing or re-enacting it, no development under Classes 1A to 1C or 3A to 3D shall take place within the curtilage of plot numbers 50 to 68, 78 to 84, and 97 to 101 without an express grant of planning permission.
16. Prior to the commencement of works on site, details of the design and siting of a fence to be erected between the site boundary and the A82 shall be submitted for the further written approval of the Planning Authority. No direct access, either pedestrian or vehicular shall be formed from the site to the A82 trunk road at any time without express consent.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 22 October 2012.

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Appendix: None

Background Papers: 1. Application forms and plans;

2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.
4. Planning application no: DC11/120/MSC

Wards affected: Ward 2 (Leven)