

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 23 September 2015 at 10.02 a.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, Jonathan McColl, John Mooney and Lawrence O'Neill.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Keith Bathgate, Team Leader (Development Management); Raymond Walsh, Network Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

**Apologies:** Apologies for absence were intimated on behalf of Councillors Patrick McGlinchey, Tommy Rainey and Hazel Sorrell.

**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 at this point in the meeting.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 26 August 2015 were submitted and approved as a correct record.

### **NOTE OF VISITATIONS**

A Note of Visitations carried out on 19 August 2015, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATIONS**

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

**Continued Application:-**

**(a) DC14/096 - Erection of a 2½ Storey House and Installation of an Associated Driveway at Land Adjacent to Stirling Road, Glenpath, Dumbarton.**

The Team Leader (Development Management) was heard in further explanation of the application and in answer to Members' questions.

The Chair, Councillor O'Neill, invited Mr Robert Anderson, local resident and representative for a number of local residents, to address the Committee. Mr Anderson made his and a number of local residents' views on the application known.

The Chair, Councillor O'Neill, then invited Mr Nazir, the applicant, to address the Committee. Mr Nazir spoke in further explanation of the application and was heard in answer to Members' questions.

The Network Services Co-ordinator was then heard in answer to Members' questions.

Following discussion Councillor Mooney, seconded by Councillor Casey moved:-

That Committee agree to grant full planning permission subject to the conditions specified within the report to the meeting of the Committee on 26 August 2015 and the condition specified within the report to this meeting of the Committee, details of which are contained within Appendix 2 hereto.

As an amendment, Councillor McColl, seconded by Councillor Finn moved:-

That the application be refused on the grounds that it is contrary to Policies H5 of the West Dunbartonshire Local Plan 2010 and BC3 of the proposed West Dunbartonshire Local Development Plan as the development is not in keeping with the character or the appearance of the neighbourhood.

On a vote being taken 3 Members voted for the amended and 4 for the motion, which was thereafter declared carried.

**New Application:-**

**(b) DC15/073 - Change of Use from Vacant Industrial Unit to Gymnastics Club by Dynamite Gymnastics Club at Unit 1, 12 North Avenue, Clydebank Business Park.**

Reference was made to the site visit which had been undertaken in respect of the above application.

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 3 hereto.

### **PLANNING APPEALS**

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the receipt of:-

- (1) an appeal decision in relation to change of use of 18 Britannia Way, Clydebank from retail to public house/restaurant and associated works (DC14/251); and
- (2) notice of an appeal against the refusal of planning permission for alteration to the permitted extent of quarrying operations and consequential amendments to approved landscaping, tree protection and restoration schemes at Dumbuckhill Quarry, Stirling Road, Dumbarton (DC14/168).

After discussion and having heard the Team Leader (Development Management) in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report.

The meeting closed at 10.49 a.m.

**PLANNING COMMITTEE**

**NOTE OF VISITATIONS – 19 AUGUST 2015**

- Present:** Councillors Jim Finn, Denis Agnew ((a) only) and Tommy Rainey ((b) only)
- Attending:** Pamela Clifford, Planning & Building Standards Manager

**SITE VISIT**

Site visits were undertaken in connection with the undernoted planning applications:-

(a) Former Dunclutha site, Parkhall Road, Clydebank

DC15/027 - Erection of 6 flats and 4 houses with associated landscaping, access road and boundary treatments at Site of “Dunclutha”, Parkhall Road, Clydebank.

(b) Land adjacent to Stirling Road, Glenpath, Dumbarton

DC14/096 - Erection of a 2½ Storey House and Installation of an Associated Driveway at Land Adjacent to Stirling Road, Glenpath, Dumbarton.

## APPENDIX 2

### **DC14/096 - Erection of a 2½ Storey House and Installation of an Associated Driveway at Land Adjacent to Stirling Road, Glenpath, Dumbarton.**

**Permission was GRANTED subject to the following conditions:-**

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. Such materials shall include the use of natural slate for roofs and wetdash render for elevational treatment.
2. Prior to the commencement of any works on the site the position of the house shall be pegged out on site for inspection and further written approval of the Planning Authority.
3. No trees or shrubs shall be felled or removed from the site until such time as a detailed tree survey and proposed landscaping scheme have been submitted to and approved by the Planning Authority. These shall detail the position of all significant trees and clearly identify those which are to be felled and those for retention. The tree retention and landscaping proposals shall ensure the retention and where necessary enhancement of screening along the Stirling Road and Glenpath boundaries of the site. The landscaping and tree retention shall thereafter be implemented as approved, with new planting taking place not later than the next appropriate planting season after the occupation of the house. The scheme shall also include details of the maintenance arrangements, which shall retain the boundary screen planting in perpetuity, and the landscaping shall thereafter be maintained in accordance with these details.
4. No development shall commence until such time as a detailed levels plan showing ground and finished floor levels and detailing the extent of any cut and fill operations has been submitted to and approved by the Planning Authority. The development shall thereafter be implemented in accordance with these levels unless otherwise agreed in writing by the Planning Authority.
5. Prior to the commencement of development, full details of any fences, walls, railings or gates to be erected shall be submitted for the further written approval of the planning authority and implemented as approved. Such boundary treatment on Stirling Road shall be of a type which prevents pedestrian access.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), no pedestrian or vehicular access shall be formed from the site onto Stirling Road at any time.
7. 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 shall be carried out between 8am and 6pm Mondays to Fridays, 8am and 1pm on Saturdays and not at all on Sundays or Public Holidays.

8. No development shall commence until such time as the details of the surface water drainage arrangements have been approved in writing by the Planning Authority. Such drainage arrangements shall ensure that there is no run-off from the site onto the public road.
9. The dwelling shall not be occupied until such time as the section of Glenpath between the site access and the junction with Barnhill Road (as marked on the approved plan) has been upgraded to the standard required by the Council's adopted Roads Development Guideline (or such other standard as might first be approved in writing by the Planning Authority). Details of the works to be carried out shall be submitted to and approved by the Planning Authority prior to any works on site and implemented as approved.

**Informative:**

Permission is granted for a single house with ancillary domestic accommodation. Any use falling out with Use Class 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) would require a separate application for planning permission, as would any subdivision of the house into multiple separate dwellings.

## **APPENDIX 3**

**DC15/073 - Change of Use from Vacant Industrial Unit to Gymnastics Club by Dynamite Gymnastics Club at Unit 1, 12 North Avenue, Clydebank Business Park.**

**Permission was GRANTED subject to the following conditions:-**

1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997, and any subsequent order amending, revoking or re-enacting that Order, the premises shall be used as a gymnasium / gymnastics club only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.
2. Prior to the occupation of the development hereby approved the associated ancillary car parking area for the unit shall be delineated on the site.