

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 19 September 2018 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn, Marie McNair and John Mooney.

Attending: Peter Hessematt, Strategic Lead – Regulatory; Pamela Clifford, Planning and Building Standards Manager; Erin Goldie, Team Leader – Development Management; Anthony McGuinness, Team Leader – Forward Planning; Colin Newman, Team Leader – Building Standards; James Hall, Policy Planning Officer; Raymond Walsh, Manager – Roads & Transportation; John Walker, Assistant Engineering Officer (Roads); Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf Councillors Douglas McAllister and Lawrence O'Neill.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 29 August 2018 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 28 August 2018, a copy of which forms Appendix 1 hereto, was submitted and noted.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATION

A report was submitted by the Strategic Lead – Regulatory in respect of the following planning application:-

DC16/175 & DC17/092 – Conversion of church and associated works to create a residential development at Former United Reform Church, Leven Street, Dumbarton, G82 1QU by Mr Paul Wilson.

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning and Building Standards Manager was heard in further explanation of the report.

Councillor Finn, Chair, advised that Mr Paul Wilson, applicant, was available to answer any questions/clarify any issues from Members. The Chair then invited Mr Richie Gallacher, objector, to address the Committee. Mr Gallacher was heard in respect of his representation.

After consideration and having heard the Team Leader – Development Management and relevant officers in answer to Members' questions, the Committee agreed:-

- (1) that it was minded to grant full planning permission and that authority be delegated to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 of the report as detailed within Appendix 2 hereto and to the satisfactory conclusion of the referral of the planning application to Scottish Ministers; and
- (2) to grant listed building consent subject to the conditions set out in Section 9 of the report as detailed within Appendix 2 hereto.

CONSERVATION AREA APPRAISALS AND BOUNDARY CHANGES

A report was submitted by the Strategic Lead – Regulatory seeking approval of alterations to the boundaries of the High Dalmuir, Clydebank; Knoxland Square, Dumbarton; and Lusset Road, Old Kilpatrick Conservation Areas.

After discussion and having heard the Planning and Building Standards Manager and the Policy Planning Officer in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the following changes to the High Dalmuir Conservation Area boundary:-

- The inclusion of 48 Duntocher Road and adjacent street trees.
- (2) to approve the following changes to the Knoxland Square Conservation Area boundary:-
- inclusion of the original suburb of Knoxland from Wallace Street in the west to Buchanan Street in the East and from Glasgow Road in the North to Castlegreen Street in the South; and
 - inclusion of tenements on the northern side of Glasgow Road from no. 129-171 and Dumbarton East Railway Station.
- (3) to approve the following changes to the Lusset Road, Old Kilpatrick Conservation Area boundary:-
- inclusion of Kilpatrick Railway Station;
 - inclusion of houses on Station Road, Dumbarton Road and Thistleneuk; and
 - inclusion of several other buildings of historic interest on the west side of Dumbarton Road, including the full plot and boundary wall of no. 91 Dumbarton Road (Bankside House).
- (4) that Appendix 1 to the report be submitted to the Scottish Ministers as the new boundaries of the three Conservation Areas.
- (5) to note that the High Dalmuir, Knoxland Square and Lusset Road/Mount Pleasant Drive Conservation Area Appraisals (March 2018) would be a material consideration in the determination of future planning applications affecting the Conservation Areas.

WEST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN 2 – PROPOSED PLAN

A report was submitted by the Strategic Lead – Regulatory seeking approval to publish the Proposed West Dunbartonshire Local Development Plan 2 (“the Proposed Plan”) for representations.

After discussion and having heard the Planning and Building Standards Manager and the Team Leader – Forward Planning in further explanation and in answer to Members’ questions, the Committee agreed to approve the Proposed West Dunbartonshire Local Development Plan 2 for publication.

DEVELOPMENT PLAN SCHEME AND PARTICIPATION STATEMENT 2018

A report was submitted by the Strategic Lead – Regulatory providing an update on the progress of the Development Plan and seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

The Committee agreed to approve the Development Plan Scheme and Participation Statement.

PROPOSED DUMBARTON TOWN CENTRE CONSERVATION AREA

A report was submitted by the Strategic Lead – Regulatory seeking agreement to approve the proposed Dumbarton Town Centre Conservation Area for consultation.

After discussion and having heard the Planning and Building Standards Manager and the Policy Planning Officer in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the proposed Dumbarton Town Centre Conservation Area for consultation based on the boundaries proposed in the Dumbarton Town Centre Conservation Area Proposal Report.

ANNUAL REVIEW OF QUARRIES AND LANDFILL SITES

A report was submitted by the Strategic Lead – Regulatory providing an update on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area, and the status of the relevant restoration bonds which apply to three of the sites.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to note the progress of the quarry and landfill sites, the status of the relevant restoration bonds and that a further update will be provided to a future Planning Committee during 2019.

SCOTTISH GOVERNMENT CONSULTATION ON BUILDING STANDARDS COMPLIANCE AND FIRE SAFETY

A report was submitted by the Strategic Lead – Regulatory advising of the publication of a Scottish Government consultation regarding Building Standards Compliance and Fire Safety and seeking approval of the response.

After discussion and having heard the Planning and Building Standards Manager and the Team Leader – Building Standards in further explanation of the report and in answer to Members' questions, the Committee agreed that Appendix 1 to the report be submitted as this Council's response to the consultation.

**STREET NAMES FOR NEW HOUSING DEVELOPMENT
SITE AT CASTLE STREET, DUMBARTON**

A report was submitted by the Strategic Lead – Regulatory requesting approval of new street names for the housing development at Castle Street, Dumbarton.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed that Old Academy Way, Cronin Street, Hatters View and Hatters Lane be approved as the street names for the new housing development at this location.

The meeting closed at 11.28 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 28 AUGUST 2018

Present: Provost William Hendrie, Bailie Denis Agnew and Councillors Jim Brown, Karen Conaghan, Diane Docherty and Jim Finn.

Attending: Pamela Clifford, Planning and Building Standards Manager; and Raymond Walsh, Interim Manager – Roads & Transportation.

SITE VISIT

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

Dumbarton Road and Glasgow Road, Clydebank

DC18/033 – Carriageway and footway realignment/resurfacing and public realm works to improve pedestrian and cycle routes/crossings, bus routes and civic spaces by WDC.

DC16/175 & DC17/092 – Conversion of church and associated works to create a residential development at Former United Reform Church, Leven Street, Dumbarton, G82 1QU by Mr Paul Wilson.

DC16/175

MINDED TO GRANT full planning permission and that authority be delegated to the Planning and Building Standards Manager to issue the decision subject to the following conditions and to the satisfactory conclusion of the referral of the planning application to Scottish Ministers:-

1. Notwithstanding the details shown on the approved plans, a sample of the proposed zinc cladding and window frames shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site. The development shall thereafter be completed in accordance with the approved details prior to occupation of any unit within the development.
2. Prior to the commencement of works on site, full details of the design and location of the southern boundary wall shall be submitted for the further written approval of the Planning Authority. This shall incorporate the re-use of stone from the existing hall. The development shall thereafter be completed in accordance with the approved details prior to occupation of any unit within the development.
3. Prior to the commencement of works on site, full details of the design and location of all balcony screening and balustrade shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to occupation of any unit within the development.
4. Prior to the commencement of development on site details of the design and location of the cycle storage and bin stores shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to occupation of any unit within the development.
5. Prior to the commencement of works, full details of all landscaping proposed, including hard and soft surfaces, shall be submitted for the further written approval of the Planning Authority. The landscaping shall thereafter be completed in accordance with the approved details prior to occupation of any unit within the development.
6. No residential unit shall be occupied until the vehicle parking spaces have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
7. During the period of construction, all works (including piling) and ancillary operations which are audible at the site boundary, or at such other places that

may be agreed with 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.

8. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be 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 shall identify 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.
9. No development shall take place until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from the adjacent supermarket, using BS 4142: 1997 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas'. 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 approved 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. The finished ground floor level within the development shall be a minimum of 5m AOD, and no land raising shall be undertaken on site unless otherwise agreed in writing by the Planning Authority.

DC17/092

GRANT listed building consent 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. The development shall thereafter be completed in accordance with the approved details.
2. Exact details and specifications for the restoration of the boundary railings and wall (including at the new vehicular entrance) shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site. The development shall thereafter be completed in accordance with the approved details.