

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 1 May 2013 at 10.00 a.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Jim Finn, David McBride, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

**Attending:** Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); 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 Gail Casey and Jonathan McColl.

**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 3 April 2013 were submitted and approved as a correct record.

### **NOTE OF VISITATION**

A Note of Visitation carried out on 27 March 2013, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATION**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning application:-

**New Application:-**

**(a) DC13/066 - Erection of 9 flats with associated car parking and landscaping at West Thomson Street/Granville Street, Clydebank by West Dunbartonshire Council.**

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

**RECEIPT OF AN APPEAL IN RELATION TO THE REFUSAL OF APPLICATION DC12/268 FOR THE CHANGE OF USE OF A VACANT SHOP UNIT TO CLASS 2 USE (BETTING SHOP) AT 146 DUNTOCHER ROAD, CLYDEBANK, G81 3NQ**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the receipt of a recent planning appeal.

Having heard the Planning and Building Standards Manager and the Team Leader (Development Management) in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (a) that the Team Leader (Development Management) should provide details of the deadline date for the appellant to submit a claim for an award of costs;
- (b) that the Planning and Building Standards Manager would provide details if the appellant submits a claim for an award of costs; and
- (b) otherwise, to note the receipt of this appeal.

**NEW STREET NAMES FOR RESIDENTIAL DEVELOPMENT AT AREA 4 LOMONDGATE DUMBARTON**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development requesting approval to allocate five street names for the residential development at Area 4 Lomondgate Dumbarton by Taylor Wimpey.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve the five street names, as detailed within the report.

**WP98/076: REVIEW OF MINERALS PERMISSION (ROMP), AND DC02/447: EXTENSION TO QUARRY SHEEPHILL QUARRY, MILTON, BY WILLIAM THOMPSON & SON LTD**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the progress regarding the above applications.

Having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (a) that the ROMP and extension application be submitted to a future meeting of the Committee for full consideration once the outstanding information is available; and
- (b) otherwise to note the contents of the report.

**GLASGOW CITY COUNCIL PLANNING APPLICATION 10/02890/DC: ERECTION OF NON-FOOD RETAIL WAREHOUSE (50,000SQ FT) AND FORMATION OF ASSOCIATED PARKING – AMENDMENT OF CONDITION NC(B)(A) OF PLANNING PERMISSION 97/02406/DC TO AMEND THE RESTRICTION LIMITING SALES FROM BULKY GOODS ONLY TO THE SALE OF ANY NON-FOOD ITEMS**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing of a consultation received from Glasgow City Council in respect of the above planning application and to agree the Council's response to the consultation.

The Committee agreed:-

- (a) that the Council should object to Planning Application 10/02890/DC, and
- (b) that the comments on the Application contained within Appendix 1 to the report, be submitted to Glasgow City Council.

The meeting closed at 10.17 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 27 MARCH 2013

- Present:** Councillors O'Neill, Rainey and Finn
- Attending:** Pamela Clifford, Planning and Building Standards Manager
- Apologies:** Provost Douglas McAllister and Councillors David McBride and John Mooney

SITE VISIT

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

**(a) Former Keil School, Helenslee Road, Dumbarton**

Planning application DC12/275 – Erection of residential development (amendment to DC06/295) comprising 24 residential units, consisting of 2 blocks of flatted properties and associated works at Keil School, Helenslee Road, Dumbarton by Bett Homes.

**DC13/066 - Erection of 9 flats with associated car parking and landscaping at West Thomson Street/Granville Street, Clydebank by West Dunbartonshire Council.**

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

1. 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. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented as approved. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created and shall be implemented prior to the occupation of the residential units.
2. 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.
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 shall be implemented as approved.
4. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.
6. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings AL(00) 003 shall be constructed, surfaced and delineated on the site.
7. A landscaping scheme for the site including the amenity areas 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 occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.
8. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.

9. 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 remedial actions shall be implemented within a timescale agreed with the Planning Authority.
10. Prior to the commencement of development, details of a suitable location for a grit bin shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to the occupation of the first property.
11. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites- Code of Practice" (BS 10175:2001). The report shall include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.
12. Where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
13. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority. On completion of the remediation works and prior to the houses being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
14. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/ measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.
15. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/ machinery), the anticipated duration of any particularly noisy phases of the

construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

16. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the piling on surrounding properties, taking into account the guidance contained in BS6472:1984 "Evaluation of Human Response to Vibration in Buildings". It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties.

This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

17. Unless otherwise agreed, no development shall commence on site 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 and measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented as agreed.

#### Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. The plans referred to as part of this decision are drawing nos:

AL(00) 001   AL(00) 002   AL(00) 003  
AL(00) 400   AL(00) 401   AL(00) 402   AL(00) 403  
AL(00) 451   AL(21) 400   AL(21) 401   AL(21) 450