

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Reception Hall, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 29 March 2017 at 10.07 a.m.

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

**Attending:** Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader - Development Management; Antony McGuinness, Team Leader - Forward Planning; Bernard Darroch, Lead Planning Officer; Raymond Walsh, Interim Manager - Roads and Transportation; Nigel Ettles, Section Head - Litigation; and Craig Stewart, Committee Officer.

**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 22 February 2017 were submitted and approved as a correct record.

### **WEST DUNBARTONSHIRE URBAN DESIGN PANEL**

A report was submitted by the Strategic Lead - Regulatory regarding the setting up of the Design Panel for the West Dunbartonshire area.

Having heard the Planning & Building Standards Manager, the Committee agreed to note the steps to be taken to set up a Design Panel.

### **PLANNING APPLICATIONS**

Reports were submitted by the Strategic Lead - Regulatory in respect of the following planning applications:-

**(a) DC16/278 – Formation of riverside path with associated infrastructure and greenspace on land adjacent to the River Leven between Riverside Lane and Dumbarton Rock, Dumbarton by West Dunbartonshire Council.**

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

The Chair invited Mr Michael McGuinness, Economic Development Manager, to give a short presentation to the Committee on the background and current position of the application.

After discussion and having heard the Team Leader - Development Management and the Interim Manager - Roads and Transportation in answer to Members' questions, the Committee agreed that it was minded to grant full planning permission and that authority be delegated to the Planning & Building Standards Manager to issue the decision subject to the satisfactory conclusion of the consultation with Scottish Natural Heritage, to the conditions set out in Section 9 of the report as detailed within the Appendix hereto and to any additional conditions arising from the consultation.

**(b) DC16/220 – Mixed use development comprising 195 flats and terraced houses, office accommodation and associated infrastructure works including a riverside walkway, roads, parking and landscaping on land at former Distillery Site, Castle Street, Dumbarton by Culross Ltd. and Dunbritton Housing.**

The Planning & Building Standards Manager was heard in further explanation of the report, and informed the Committee that Scottish Natural Heritage had withdrawn their objection subject to appropriate conditions.

The Chair invited Mr John Lancaster, agent for applicant and Ms Emma McGarry, applicant, to address the Committee. Both were heard in support of the application and were heard in answer to Members' questions.

After discussion and having heard the Team Leader - Development Management and the Interim Manager - Roads and Transportation in answer to Members' questions, the Committee agreed that it was minded to grant full planning permission and that authority be delegated to the Planning & Building Standards Manager to issue the decision subject to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a financial contribution, and to the conditions set out in Section 9 of the report as detailed within the Appendix hereto and to the additional conditions arising from the consultation with Scottish Natural Heritage.

Councillor Agnew, having failed to find a seconder for a proposed amendment, asked that his dissent be recorded.

**(c) DC16/252 – Erection of retail development comprising 4 units and associated infrastructure works including a new access, car parking and landscaping on land at the former Distillery Site, Castle Street, Dumbarton by Lidl UK GmbH.**

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

The Chair invited Mr Neil Gray, Rapleys, agent for the applicant, Mr Cameron Hall and Gordon Raffery, applicant, to address the Committee. All were heard in support of the application and were heard in answer to Members' questions.

The Chair advised that 2 Local Members had asked to be heard in respect of their constituents' views on the application, and he then invited Councillors George Black and David McBride to address the Committee. Both Members were then heard in respect of the application.

After discussion and having heard the Planning & Building Standards Manager and the Team Leader - Development Management in answer to Members' questions, Councillor O'Neill, seconded by Councillor Mooney, moved:-

That the Committee agree to continue the application to a future meeting of the Planning Committee in order to allow the applicant to discuss further with officers the applicant's stated willingness to compromise the design and layout of the proposed development, taking into account the concerns raised about the layout and in particular:-

- (i) The relationship of the proposed development with the planned riverside walkway;
- (ii) The provision of an active frontage onto Castle Street; and
- (iii) The provision of an east-west link between the head of the basin and the street in the adjacent residential site.

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

That Committee approves the application subject to a standard suite of conditions, to include:

- That there be no deliveries or HGV movements before 7am or after 10pm;
- That disabled access be provided for pedestrians from Castle Street to Retail Unit 1;

- That appropriate visual screening and noise mitigation for the boundaries with residential sites is to be agreed with planning officers;
- That the parking layout be amended to accommodate appropriate landscaping bordering the walkway (including a so called 'dwelling space') and within the carpark; and
- That an appropriate and clearly identifiable pedestrian access to the riverside walkway is provided.

On a vote being taken, 3 Members voted for the amendment and 7 for the motion, which was accordingly declared carried.

### ADJOURNMENT

After hearing Councillor O'Neill, Chair, the Committee agreed to adjourn at 1.30 p.m. to allow for a short lunch break.

The meeting reconvened at 1.54 p.m. with all those Members shown on the sederunt in attendance, with the exception of Councillor Rainey.

- (d) **DC16/227 – Non-compliance with Condition 3 or permission DC16/079 (deletion of requirement to provide pedestrian crossing), and DC16/269 – installation of two car parking spaces (retrospective) at Children's Soft Play Area, Unit 2, Bleasdale Court, 2 South Avenue, Clydebank Business Park, Clydebank by Neil Halls.**

After discussion and having heard the Team Leader - Development Management, the Interim Manager - Roads and Transportation and the Planning and Building Standards Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to refuse planning permission for application DC16/227 in the interests of road safety, as a pedestrian crossing was necessary to ensure safe pedestrian access to the development; and
- (2) to grant unconditional retrospective planning permission for application DC16/269.

Note: Councillor Rainey returned to the meeting during consideration of the above item of business.

- (e) **DC17/004 – Subdivision and Change of Use of a Retail Unit (Class 1) to 2 food and drink (Class 3) units with Associated External Alterations including an External Seating Area at 18 Britannia Way, Clydebank by GL Hearn.**

The Team Leader - Development Management was heard in further explanation of the report.

The Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within the Appendix hereto.

### **VARIATION IN ORDER OF BUSINESS**

After hearing Councillor O'Neill, Chair, the Committee agreed to vary the Order of Business as hereinafter recorded.

### **PLANNING APPLICATION**

A report was submitted by the Strategic Lead – Regulatory in respect of planning application **DC16/282 – Residential development of 99 houses and associated roads, landscaping and drainage on land at Farm Road, Duntocher by Taylor Wimpey West Scotland.**

The Planning & Building Standards Manager was heard in further explanation of the report. This included clarification that the current housing land supply target is 250 units per annum as specified in the adopted Strategic Development Plan (SDP), but that officers considered that the lower target of 150 houses per year contained in the emerging SDP should be given greater weight as a material consideration as this was a more up to date figure.

The Chair invited Mr Tom Patton, on behalf of Duntocher & Hardgate Community Council; Mr George Logan Senior; Professor Jason Matthiopoulos, on behalf of Clydebelt, and Mr Bill Blair to address the Committee. All were heard in respect of their representations in regard to the application.

The Chair then invited Mr Graeme Oswald, representing the applicant, to address the Committee. Mr Oswald was heard in support of the application and in answer to Members' questions.

After consideration and having heard the Planning & Building Standards Manager and the Interim Manager - Roads and Transportation in answer to Members' questions, the Committee agreed to refer the application to the full Council for determination, expressing the provisional view that the application should be refused for the reasons set out in Section 9 of the report, including an additional condition "(7) The additional traffic would contribute to localised traffic congestion in the residential streets leading to the site, to the inconvenience of local residents and other road users".

### **PLACES, PEOPLE AND PLANNING: A CONSULTATION ON THE FUTURE OF THE SCOTTISH PLANNING SYSTEM**

A report was submitted by the Strategic Lead - Regulatory seeking approval of the Council's response to the Scottish Government's consultation document 'Places, People and Planning: A Consultation on the Future of the Scottish Planning System'.

After discussion and having heard the Planning & Building Standards Manager in further explanation and in answer to Members' questions, the Committee agreed to approve the responses to the Planning Review as set out in Appendix 1 of the report.

### **REVIEW OF HIGH HEDGES (SCOTLAND) ACT 2013**

A report was submitted by the Strategic Lead - Regulatory informing of the call for evidence by the Scottish Parliament to examine whether the High Hedges (Scotland) Act 2013 has achieved its objectives.

After discussion and having heard the Planning & Building Standards Manager and Team Leader - Forward Planning in further explanation and in answer to Members' questions, the Committee agreed to note the contents of the report and ratified the response contained in Appendix 1 of the report as the Council's response to the Call for Evidence, having also noted that the terms complainer and respondent should replace the terms used in the response.

The meeting closed at 3.54 p.m.

**DC16/278 – Formation of riverside path with associated infrastructure and greenspace on land adjacent to the River Leven between Riverside Lane and Dumbarton Rock, Dumbarton by West Dunbartonshire Council.**

**Minded to GRANT full planning permission subject to the following conditions and that authority be delegated to the Planning & Building Standards Manager to issue the decision subject to the satisfactory conclusion of the consultation with Scottish Natural Heritage, and any additional conditions arising from the consultation:-**

1. Exact details and specifications of all proposed external materials (including hard surfaces) shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.
2. Prior to the commencement of works, full details of the design and location of all walls, fences, street furniture and lighting to be erected on site shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
3. 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 the development shall thereafter be completed in accordance with the approved details.
4. A landscaping scheme for the site shall be submitted for the written approval of the Planning Authority prior to commencement of development on site and shall be implemented within a timescale to be agreed with the Planning Authority. The landscaping shall thereafter be maintained in accordance with these details.
5. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:-
  - (a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site);
  - (b) an assessment of the potential risks (where applicable) to:  
human health;

property (existing and proposed), including buildings, pets, service lines and pipes; and

ground waters and surface waters; and

- (c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
6. 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.
7. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, 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.
8. 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.
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. 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 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.
11. 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 impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 '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. The 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.
12. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.
13. 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.

**DC16/220 – Mixed use development comprising 195 flats and terraced houses, office accommodation and associated infrastructure works including a riverside walkway, roads, parking and landscaping on land at former Distillery Site, Castle Street, Dumbarton by Culross Ltd. and Dunbritton Housing.**

**Minded to GRANT full planning permission and that authority be delegated to the Planning & Building Standards Manager to issue the decision subject to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a financial contribution, and subject to the following conditions and to the additional conditions arising from the consultation with Scottish Natural Heritage:-**

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 the development shall thereafter be completed in accordance with the approved details.

2. 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 the development shall thereafter be completed in accordance with the approved details.
3. 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 the development shall thereafter be completed in accordance with the approved details.
4. Prior to the commencement of development details of the design and location of the bin stores, cycle storage, street furniture and lighting shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties.
5. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
6. 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 prior to the occupation of the any of the approved properties.
7. A landscaping scheme for the site in particular the area around the water edge 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. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
  - (a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site);
  - (b) an assessment of the potential risks (where applicable) to:
    - human health;
    - property (existing and proposed), including buildings, pets, service lines and pipes; and

ground waters and surface waters; and

- (c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
9. 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.
  10. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, 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.
  11. 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.
  12. 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.

13. 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 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.
14. 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 impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 '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. The 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.
15. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.
16. 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.
17. All plant or machinery being used on site shall be enclosed with sound insulating material in accordance with a scheme which shall be submitted to, and approved in writing by the Planning Authority. The approved sound insulation measures shall thereafter be retained at all times during construction on site.
18. Twelve months after occupation of the first 100 homes within the development, a parking review shall be undertaken to ascertain levels of car ownership and whether there are any parking related issues within the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority. If required by the review, additional parking spaces shall be formed on site up to a maximum of 4 parking spaces in accordance with the agreed recommendations and the details shown on the approved plans. Thereafter, yearly parking reviews shall be carried out and the findings submitted for the written approval of the Planning Authority. Five years after the completion of the development, a final review shall be undertaken and the findings submitted for the written approval of the Planning Authority, unless the additional parking spaces have by that time already been formed.

19. Prior to the commencement of development, a revised plan shall be submitted for the written approval of the Planning Authority which includes a suitable turning facility between blocks 1A and 1B. Thereafter the turning facility shall be formed in accordance with the approved details prior to the occupation of any dwelling within the development.
20. Prior to the commencement of development, details of the new vehicular access onto Castle Street shall be submitted for the written approval of the Planning Authority. This information shall include details of any alterations required to be made to accommodate large vehicles. Thereafter the new vehicular access shall be formed in accordance with the approved details prior to the occupation of any dwelling within the development.
21. Prior to the commencement of development, an air quality impact assessment shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be completed in accordance with the approved details. 22. The completed development shall ensure that safe access/egress is available from all blocks at a level no lower than 4.64m AOD.
23. The development shall be completed in accordance with the Noise Impact Assessment (dated 13 December 2016 and prepared by New Acoustics) which requires the use of adequate glazing and the implementation of a suitable ventilation strategy in order to avoid any noise issues arising within the development.
24. The waterfront path shown on the approved plans shall be completed in accordance with the details approved under planning permission DC16/278 prior to the occupation of any dwelling within the development.
25. Prior to the commencement of development, a phasing plan for the completion of the development shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be completed in accordance with the approved details.
26. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Scotland Order and the Town and Country Planning (General Permitted Development) (Scotland) Order, the offices which form part of this development shall not be used for any other purpose without a specific grant of planning permission.

**DC17/004 Sub Division and Change of Use of a Retail Unit (Class 1) to 2 food and drink (Class 3) units with Associated External Alterations including an External Seating Area at 18 Britannia Way, Clydebank by GL Hearn.**

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

1. No development shall commence until such time as details of a replacement disabled parking space in the vicinity of the site have been submitted to and approved by the Planning Authority. The approved replacement disabled parking space shall be provided prior to either restaurant use opening.
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 the development full details of the design of the roller shutters to be used 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 all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.

**DC16/282: Residential development of 99 houses and associated roads, landscaping and drainage on land at Farm Road, Duntocher by Taylor Wimpey West Scotland.**

**REFER the application to the full Council for determination, expressing the provisional view that the application should be refused for the following reasons:-**

1. The site is in the green belt and is not in accordance with the Spatial Development Strategies of the approved Glasgow and the Clyde Valley Strategic Development Plan or of the emerging Clydeplan.
2. The site is in the green belt which is an inappropriate location for housing development, and the proposal fails to create a distinctive development in line with the six qualities of good design. The proposal is therefore contrary to the principles of Scottish Planning Policy.
3. The site is in the green belt which is an inappropriate location for housing development and the proposal is therefore contrary to policies GB1, RD1 and H2 of the adopted West Dunbartonshire Local Plan 2010.
4. There is no requirement for additional green belt land to be identified to meet the strategic housing requirement, and therefore the principle of residential development is contrary to policies DS2 and BC1 of the West Dunbartonshire Local Development Plan (Proposed Plan).
5. The layout of the proposed development fails to create an appropriate sense of place. The proposed development is therefore contrary to policies DS1 and GN2 of the Local Development Plan (Proposed Plan) and policies GD1 and H4 of the adopted Local Plan.

6. The proposed development is not in accordance with the principles of Designing Streets, the Council's Residential Design Guidance or the Council's Our Green Network guidance and fails to create a distinctive development that would comply with the six qualities of good design.
7. The additional traffic would contribute to localised traffic congestion in the residential streets leading to the site, to the inconvenience of local residents and other road users.