

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 20 December 2017 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn, John Mooney and Lawrence O'Neill.

Attending: Peter Hessel, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader – Development Management; Raymond Walsh, Interim Manager – Roads and Transportation; Ashley Mullen, Place & Design Officer, Nigel Ettles, Section Head – Litigation and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies were intimated on behalf of Councillors Douglas McAllister and Marie McNair.

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 15 November 2017 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 13 November 2017, 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 APPLICATIONS

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

- (a) **DC17/198 – Removal of Condition 8 of Planning Permission VL.3801-1, to remove age restriction on occupancy of flats at Cherry Tree Court, Hill Street, Alexandria by Volbis Limited.**

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

Officers were then heard in further elaboration of the report and in answer to Member's questions.

Thereafter Councillor Finn, seconded by Bailie Agnew moved that:-

The Committee indicate that it is minded to grant full planning permission, and delegate authority to the Planning & Building Standards Manager to grant permission subject to the payment of a financial contribution.

As an amendment, Councillor O'Neill, seconded by Councillor Mooney moved that:-

The Committee agree to refuse planning permission on the grounds that there would be a loss of amenity for residents.

On a vote being taken, 3 Members voted for the amendment and 5 Members voted for the motion which was accordingly carried.

- (b) **DC17/242 – Erection of a 1.5 Storey Dwellinghouse at Dunira House, 18 Overtoun Road, Clydebank by Mr M. Rafter.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was heard in further explanation of the report.

The Chair, Councillor Finn invited the applicant, Mr Rafter to address the Committee. Mr Rafter advised that he had nothing further to add to the discussion.

Thereafter, the Committee agreed to grant approval of matters specified in conditions, subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

- (c) **DC17/231 – Erection of energy centre with associated flues, plant equipment, car parking, new access and relocation of substation including reconfiguration of road and associated works at Queens Quay, Alisa Road¹, Clydebank by Clydeside Regeneration Ltd. c/o Dawn Development.**

The Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 3 hereto.

PLACE AND DESIGN PANEL – TERMS OF REFERENCE AND GOVERNANCE

A report was submitted by the Strategic Lead – Regulatory seeking approval for the terms of reference and governance arrangements of the Place and Design Panel.

The Place & Design Officer gave a presentation on Place and Design and the aspirations of what could be achieved within West Dunbartonshire through the establishment of a Place and Design Panel.

After discussion and having heard the Planning & Building Standards Manager and the Place & Design Officer in answer to Members' questions, the Committee agreed to approve the terms of reference and governance arrangements for the Place and Design Panel, as detailed within Appendix 1 to the report.

The meeting closed at 11.10 a.m.

¹ As corrected by the Planning Committee at its meeting on 31 January 2018

PLANNING COMMITTEE

NOTE OF VISITATION – 13 NOVEMBER 2017

Present: Councillors Jim Brown, Karen Conaghan, Ian Dickson and Diane Docherty.

Attending: Keith Bathgate, Development Management Team Leader.

Apologies: Councillors Jim Bolland, Gail Casey, David McBride, John Mooney, Sally Page, Martin Rooney and Brian Walker.

SITE VISITS

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

- (1) DC17/205 – Erection of 2.5 storey dwellinghouse and installation of associated driveway and access (Without complying with Condition 9 of Permission DC14/096 requiring upgrading of a road to adoptable standard) at land adjacent to Stirling Road, Glenpath, Dumbarton by Mr Nazir.
- (2) DC17/171 – Use of site for car wash, car sales and tyre sales at 90-92 North Street, Alexandria by Hemen Mohamadi.

DC17/242 – Erection of a 1.5 Storey Dwellinghouse at Dunira House, 18 Overtoun Road, Clydebank by Mr M. Rafter.

Permission GRANTED subject to the following conditions:-

1. Notwithstanding the details shown on the approved plans, permission is not granted for the use of synthetic stone, Marley Modern roof tiles, or timber facing boards on the dormer window. No development shall commence until such time as details and specifications of alternative external materials have been submitted to and approved in writing by the Planning Authority. Unless otherwise agreed, such materials shall include:
 - Light coloured wetdash or drydash render with red brick contrast material;
 - Natural slate roofing, and natural slate dormer facings
 - The materials shall thereafter be implemented as approved.
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 implemented as approved.
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 shall be implemented as approved
4. 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.
5. Prior to the commencement of works the position of the building shall be pegged out on site for inspection by the Planning Authority.
6. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority) shall be carried out only between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays: 0800 -1800

Saturdays: 0800-1300

Sundays or Public Holidays: No working.

DC17/231 – Erection of energy centre with associated flues, plant equipment, car parking, new access and relocation of substation including reconfiguration of road and associated works at Queens Quay, Ailsa Road, Clydebank by Clydeside Regeneration Ltd. c/o Dawn Development.

Permission GRANTED subject to the following conditions:-

1. Unless otherwise approved in writing, no development shall commence until details and specifications of all external materials (other than the materials agreed within the email from ADF Architects received on 23 November 2017 including colour G16044 for the chimney flue mesh enclosure) shall be submitted for the further approval of the planning authority and implemented as approved,
2. Unless otherwise approved in writing, no development shall commence on site until full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved, unless otherwise approved in writing with the Planning Authority.
3. Unless otherwise approved in writing, no development shall commence on site until details of the landscaping scheme for the site shall be submitted for the further written approval of the planning authority and implemented as approved not later than the next appropriate planting season after the use of the building. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
4. Unless otherwise approved in writing, no development shall commence on site until full details of any external lighting including floodlights shall be submitted for the further written approval of the Planning Authority and implemented as approved.
5. Unless otherwise approved in writing, no development shall commence until such time as detailed arrangements to ensure that all public roads are kept free of deleterious material have been submitted to and approved in writing by the Planning Authority. Such measures should include wheel washing, rumble bars and mechanical brushing. Thereafter, the approved arrangements shall be implemented as approved.
6. Unless otherwise approved in writing, no development shall commence on site until such time as an amended noise impact assessment prepared by a suitably qualified person has been submitted to and approved in writing by the Planning Authority. In addition to the information contained in the previously submitted “New Acoustics Noise Impact Assessment 21 April 2017” the amended noise impact assessment shall include an assessment of noise arising from plant/equipment and such amended proposals for the attenuation of noise affecting nearby properties as may be appropriate. Any such approved noise attenuation scheme shall thereafter be implemented

throughout the course of the construction period and thereafter the site shall operate in accordance with an ongoing attenuation requirements so approved.

7. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays: 08.00-18.00

Saturdays: 08.00-13.00

Sundays and public holidays: No working

8. No piling works shall be carried out until a piling method statement prepared by a suitably qualified person 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. Thereafter, all piling works shall thereafter be carried out in accordance with the approved method statement, and no piling work shall take place outwith the following hours as stated in Condition 7 above.
9. Unless otherwise approved in writing, no development shall commence 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 construction work, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully during any of the identified dust generating activities commencing on site, unless otherwise approved by the Planning Authority.
10. Unless otherwise approved in writing by the Planning Authority, no development shall commence until such time as detailed proposals for the treatment of the areas where there are existing obstructions (i.e. reinforced concrete slabs and demolition arisings such as former crane foundations) (as noted in the Environmental Risk Assessment Report June 2017 and the Geotechnical Design Report September 2017) have been submitted to and approved in writing by the Planning Authority. Such proposals shall include proposals for additional site investigations of any areas so exposed, and no development shall take place within such areas until such time as any resultant remediation works which may be necessary in the light of these investigations have been approved by the Planning Authority. Any such remediation works shall thereafter be implemented as approved.
11. Unless otherwise approved in writing by the Planning Authority, no development shall commence until such time as details of the 'ongoing gas measurements' referred to in Section 6.1 of the Geotechnical Design Report

September 2017 have been submitted to and approved in writing by the Planning Authority. Such details shall include:

- (a) an updated assessment of the potential risks; and
 - (b) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option. Any approved remedial works shall thereafter be implemented as approved.
12. Unless otherwise approved in writing by the Planning Authority, the approved remediation scheme (including any further remediation required under conditions 10 and 11 above) shall be carried out and implemented fully prior to the commencement of the relevant phase of development (other than work required to carry out remediation). 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 for each phase and prior to the area concerned being made accessible to the public, 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. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority prior to any development (other than such works as may first be agreed with the Planning Authority) commencing. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health measures. 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 by the Planning Authority.
 14. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. Such amended remediation scheme shall thereafter be implemented as approved.
 15. Unless otherwise approved in writing, no development shall commence until such time as a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall secure the implementation of the approved Scheme which shall incorporate the recommendations set out in the Archaeological Mitigation Strategy, and ensure the recording and recovery of archaeological resources during works approved by this consent is undertaken in agreement with the Planning Authority and West of Scotland Archaeology Service.

16. Unless otherwise approved in writing, no development of any of the landscaped areas shall commence until such time as a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of:
 - (a) The organisation(s) responsible for implementing the Bird Hazard Management Plan on an ongoing basis;
 - (b) Arrangements for the management of fruit and berry bearing trees and shrubs to dissuade hazardous flocking bird species that may exploit these potential food sources;
 - (c) Arrangements for the management of grassed areas to discourage hazardous birds; and
 - (d) Arrangements for the management of potential nesting and roosting habitat. The approved Bird Hazard Management Plan shall be implemented within a timescale agreed with the Planning Authority. It shall remain in force for the life of the development. No subsequent alterations to the plan shall take place unless firstly agreed by the Planning Authority in consultation with Glasgow Airport.
17. Notwithstanding the submitted plans one car parking spaces shall be identified for use by a disabled badge holder only and two cycle spaces shall also be identified.
18. This approved development shall comply with the terms of the Construction and Environmental Management Plan and details approved under Condition 16 and 17 of planning permission DC15/234.