

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 2 March 2005 at 9.35 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Linda McColl, Duncan McDonald and Connie O'Sullivan.

Attending: Alasdair Gregor, Planning and Development Manager; Nigel Ettles, Principal Solicitor; Kevin Neeson, Section Head, Planning and Building Control and Craig Stewart, Administrative Assistant.

Apology: An apology for absence was intimated on behalf of Councillor Dennis Brogan.

APPOINTMENT OF CONVENER

5315 The Principal Solicitor invited the Committee to appoint a Chair for this meeting of the Committee.

5316 It was agreed that Councillor McColl be appointed Chair. Accordingly, Councillor McColl assumed the Chair.

MINUTES OF PREVIOUS MEETING

5317 The Minutes of Meeting of the Committee held on 2 February 2005 were submitted and approved as a correct record.

NOTE OF VISITATIONS

5318 A Note of Visitations carried out on 1 February 2005, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

5319 Reports were submitted by the Director of Development and Environmental Services in respect of various planning applications as detailed below.

Continued Application**(a) DC04/226 – Erection of 3 detached dwellinghouses at Third Avenue, Bonhill**

5320 Having heard the Planning and Development Manager provide an update on the application, the Committee agreed that consideration of the application be continued further to the next meeting of the Committee in order that the matter may be determined.

New Applications**(b) DC04/070 – Extension to house and alteration to roof at 190 Broomhill Crescent, Bonhill**

5321 The Committee agreed that the application be refused for the reason specified in the Director's report, details of which are contained in Appendix 2 hereto.

(c) DC04/125 – Change of use of land to form beer garden and play area (retrospective) at 316 Dumbarton Road, Old Kilpatrick

5322 After discussion, the Committee agreed that the application be refused for the reason specified in the Director's report, details of which are contained in Appendix 2 hereto. It was also agreed that the Director of Development and Environmental Services be authorised to initiate enforcement proceedings in the event of the use continuing.

(d) DC04/244 – Provision of outdoor recreational facilities with associated equipment and landscaping at Central Park, Renton

5323 After discussion and having heard the Planning and Development Manager in elaboration and in answer to Members' questions, it was agreed to continue consideration of the application to the next meeting of the Committee pending further information being received concerning maintenance arrangements and the associated budgetary implications.

(e) DC04/296 – Erection of two detached dwellinghouses at Gentle Row, Duntocher

5324 Reference was made to the site visit undertaken in respect of this application. The Chair, Councillor McColl, explained the procedure which the Committee would follow when dealing with this application. Mr. Kane, an objector to the application, was invited to address the Committee. Thereafter, the Applicant, Mr. Wright, was invited to address the Committee.

5325 After discussion and having heard the Planning and Development Manager in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(f) DC04/378 – Two storey extension to dwellinghouse at 5 Cordale Avenue, Renton

5326 Reference was made to the site visit undertaken in respect of this application. The Chair, Councillor McColl, invited Mr. Tully, an objector to the application, to address the Committee and he made his views on the application known. The agent for the applicant, Mr. John, was then invited to address the Committee and spoke in support of the application.

5327 After discussion and having heard the Planning and Development Manager, the Committee agreed that the application be refused for the reason specified in the Director's report, details of which are contained in Appendix 2 hereto.

(g) DC04/418 – Erection of sheltered housing complex comprising 41 dwellings (outline) at Main Street, Renton

5328 Reference was made to the site visit undertaken in respect of this application. The Chair, Councillor McColl, invited Mr. Gibson, a representative of the Applicant, to address the Committee and he was heard in support of the application. It was noted that none of the objectors to the application, who had been invited to attend the meeting, were in attendance.

5329 After discussion and having heard the Planning and Development Manager, the Committee agreed:-

- (1) that the application be granted, contrary to the recommendation of the Director, on the grounds that there was an identified need for sheltered housing for the elderly, this is a good location next to local amenities and it is a means of the Council helping in the provision of social housing and the regeneration of central Renton;
- (2) that the permission be subject to appropriate conditions to be specified by the Director; and
- (3) to note that the application would require to be referred to the Scottish Ministers.

(h) DC04/427 – Change of use of land to form play area at land opposite Levenbank Terrace, Jamestown

5330 The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

**PLANNING AND BUILDING CONTROL –
PERFORMANCE INDICATORS 2003/04**

5331 A report was submitted by the Director of Development and Environmental Services informing of the recently published performance indicators for 2003/04 published by Audit Scotland in relation to the performance of the Council's Planning and Building Control services.

5332 The Committee agreed to note the improvements that were continuing to be made in performance in these service areas.

**PLANNING APPEALS – LAND AT OVERTON ROAD, ALEXANDRIA
AND DALMOAK HOUSE, RENTON ROAD, DUMBARTON**

5333 A report was submitted by the Director of Development and Environmental Services:-

- (a) advising of an appeal against the Council's refusal, under delegated powers, to grant outline planning permission for the erection of a dwellinghouse at land at Overton Road, Alexandria and advising that the appellant had asked that the appeal be dealt with by way of a public local inquiry; and
- (b) advising that an appeal against the Council's refusal of two retrospective applications for planning permission and listed building consent for the extension and conversion of a garage and laundry building to form a dwellinghouse at Dalmoak House, Renton Road, Dumbarton would be dealt with by way of written submissions.

5334 It was agreed to note the submission of these appeals, the outcomes of which would be reported to the Committee in due course.

**APPEAL DECISION – BONHILL QUARRY, HILLBANK STREET,
BONHILL**

5335 A report was submitted by the Director of Development and Environmental Services informing of the outcome of a recent planning appeal against the refusal of an application for the erection of 146 flats with associated parking and landscaping works at Bonhill Quarry, Hillbank Street, Bonhill.

5336 The Committee noted that the appeal had been dismissed.

The meeting closed at 10.23 a.m.

PLANNING COMMITTEE**NOTE OF VISITATIONS – 1 FEBRUARY 2005**

Present: Provost Alistair Macdonald and Councillors Linda McColl and Duncan McDonald.

Attending: Alasdair Gregor, Planning and Development Manager; Kevin Neeson, Section Head, Planning and Building Control; Alasdair Finlayson, Planning Officer and Shona Barton, Administrative Assistant.

Apologies: Councillors Denis Agnew, Dennis Brogan and Connie O'Sullivan.

SITE VISITS

With reference to the Minutes of Meeting of the Planning Committee held on 5 January 2005, a site visit was undertaken in connection with the undernoted planning application:-

WP98/076 – Review of minerals permission and DC02/447 – Extension to Quarry at Sheephill Quarry, Milton

Site visits were also undertaken in connection with the undernoted planning applications as a result of the introduction of revised Committee procedures:-

DC04/103 – Two storey side extension to dwellinghouse at 73 Oronsay Crescent, Old Kilpatrick

DC04/226 – Erection of 3 detached dwellinghouses at Third Avenue, Bonhill

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 2 MARCH 2005**

**DC04/070 – Extension to house and alterations to roof at 190 Broomhill
Crescent, Bonhill**

Permission REFUSED for the following reason:-

1. The proposed development is contrary to Policy H5 of the Dumbarton District District Wide Local Plan, as it would result in a prominent form of development that could not reflect the character or design of the dwellinghouse and would have an adverse visual effect on the site and surrounding area.

**DC04/125 – Change of use of land to form beer garden and play area
(retrospective) at 316 Dumbarton Road, Old Kilpatrick**

Permission REFUSED for the following reason:-

1. The proposal is contrary to policy GD1 of the adopted Clydebank Local Plan 2004, in that it is likely to give rise to noise and disturbance to nearby residential properties and detracts from the character and amenities of the area.

**DC04/296 – Erection of two detached dwellinghouses at Gentle Row,
Duntocher**

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. The windows marked blue on the approved plan shall be glazed with opaque glass which shall be retained at all times.
3. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.

4. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
5. Access to each of the proposed driveways should be via a footway crossing designed and constructed to West Dunbartonshire Council specifications.
6. The two car parking spaces located on both plots and identified by green hatching on the approved drawing No. 7 rev. b shall be retained for all time as car parking spaces.
7. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Director of Development and Environmental Services, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the Director of Development and Environmental Services and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.
8. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the Council, shall be carried out only between 0800 and 1800 hours, Monday to Saturday inclusive and not at all on a Sunday or Public Holiday.
9. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002 and all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
10. The permitted maximum noise level emanating from the construction site shall be relative to the pre-contract ambient noise level for that area and the contractor shall ensure that his method of working and the use of his constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed levels to be agreed in writing with Director of Development and Environmental Services, prior to work commencing.
11. Prior to the commencement of work on site the position of the proposed buildings shall be pegged out on site for inspection and subsequent written approval of the Director of Development and Environmental Services.

12. Prior to work commencing on site, detailed plans shall be submitted which clearly illustrate in cross-section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Classes 1 and 3, no development shall take place within the area hatched blue on the approved drawing No. 7 rev. b without the prior written approval of the Director of Development and Environmental Services.

DC04/378 – Two storey extension to dwellinghouse at 5 Cordale Avenue, Renton

Permission REFUSED for the following reason:-

1. The proposed extension is contrary to Policy H5 of the Dumbarton District Wide Local Plan due to its scale, location and design as it would dominate the existing house, create a terracing effect and create an imbalance to the appearance of this terraced property. This is considered to have an adverse visual effect on the site and surrounding area.

DC04/427 – Change of use of land to form play area at land opposite Levenbank Terrace, Jamestown

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Notwithstanding the details shown on the approved plan, no development shall take place until such time as full details of pedestrian access and crossing points have been submitted to and agreed in writing with the Director of Development and Environmental Services. The access shall incorporate a 'chicane' to ensure that pedestrians cannot run out of the site directly onto the carriageway, and this shall be in a position visible to approaching drivers.