

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 25 September 2013 at 10.00 a.m.

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

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Network Management Co-ordinator; 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 Jim Finn and John Mooney.

**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 MEETINGS**

**(a) Meeting held on 14 August 2013**

The Minutes of the Meeting of the Planning Committee held on 14 August 2013 were submitted and approved as a correct record.

**(b) Meeting held on 28 August 2013**

The Minutes of Meeting of the Planning Committee held on 28 August 2013 were submitted and approved as a correct record; subject Councillor Casey's apology being recorded.

## **NOTE OF VISITATION**

A Note of Visitation carried out on 21 August 2013, a copy of which forms Appendix 1 hereto, was submitted and noted.

## **PLANNING APPLICATIONS**

Reports were submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications.

### **New Applications:-**

- (a) **DC13/085 – Erection of residential development at Castle Road, Dumbarton by Denny's Homes; and**

**DC13/086 – Construction of a new access road, footpath and associated drainage at Castle Road, Dumbarton by Denny's Homes.**

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

Following discussion and having heard the Planning and Building Standards Manager and the Team Leader (Development Management) in answer to Members' questions, the Committee agreed:-

- (a) that it was minded to grant approval for application DC13/085 and application DC13/086 and agreed that authority be delegated to the Planning and Building Standards Manager to issue the decision notices subject to:-
- (1) the satisfactory conclusion of a Section 75 Planning Obligation concerning the integration of the development into any future redevelopment of neighbouring sites;
  - (2) the conditions specified within the report, details of which are contained within Appendix 2 hereto; and
  - (3) such other conditions as may arise from outstanding consultations with the Environmental Health Service.

- (b) **DC13/158 – Change of Use to Outdoor Seating Area at the Cabin Inn, 474–476 Dumbarton Road, Clydebank.**

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

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

Councillor Casey, seconded by Councillor McGlinchey moved:-

That the application be refused on the grounds that the proposal would be likely to create noise and disturbance for nearby residents and have an adverse effect on the amenity of the area.

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

That the Committee agree to grant full planning permission subject to the conditions specified within the report.

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

**(c) DC13/190 – Change of use to Class 6 (Storage & Distribution) at Unit 5 Alpha Centre, 10 South Douglas Street, Clydebank by Samra Assets Limited.**

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

Following discussion and having heard the Planning and Building Standards Manager and the Network Management Co-ordinator in answer to Members' questions, the Committee agreed to grant full planning permission.

## **REVIEW OF PLANNING AUTHORITY SCHEME OF DELEGATION**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval of a revised Scheme of Delegation to reflect recent changes in planning regulations.

The Committee agreed that the proposed Scheme of Delegation, as detailed within Appendix 1 of the report, be referred to Council for approval subject to Paragraph 4.1.4 Exceptions: Qualifications to Powers of Determination Local Developments – bullet point 4 being amended to read:-

- The application has been the subject of a formal objection from a Community Council or from a neighbouring planning authority.

## **RESIDENTIAL DEVELOPMENT: PRINCIPLES FOR GOOD DESIGN SUPPLEMENTARY GUIDANCE**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval of the draft Supplementary Guidance for the design of residential developments and advising of the consultation process proposed in conjunction with the West Dunbartonshire Local Development Plan launch.

Following discussion and having heard the Planning and Building Standards Manager and the Team Leader – Forward Planning in answer to Members' questions, the Committee agreed:-

- (a) to approve the draft Supplementary Guidance for the design of residential developments; and
- (b) to approve the commencement of the public consultation on the draft Supplementary Guidance alongside the launch of the Local Development Plan.

## **PROPOSED KILPATRICK HILLS LOCAL LANDSCAPE AREA – DRAFT STATEMENT OF IMPORTANCE**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval of the draft Statement of Importance for the proposed Kilpatrick Hills Local Landscape Area.

Following discussion and having heard the Team Leader – Forward Planning in further explanation of the report, the Committee agreed:-

- (a) to approve the draft Statement of Importance, as detailed within Appendix 1 of the report; and
- (b) that the public consultation on the draft Statement of Importance should form part of the consultation on the proposed Local Development Plan.

The meeting closed at 10.45 a.m.

**PLANNING COMMITTEE**

**NOTE OF VISITATION - 21 AUGUST 2013**

**Present:** Councillors Jim Finn and Tommy Rainey.

**Attending:** Keith Bathgate, Team Leader (Development Management);

**Apologies:** Councillor Jonathan McColl.

**SITE VISITS**

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

**(a) 115 & 117 Dumbuie Avenue, Dumbarton**

Planning application DC13/161 – Replacement of a flat roof with a pitched roof at 115 & 117 Dumbuie Avenue, Dumbarton by West Dunbartonshire Council.

**(b) 81 Kirk Crescent, Old Kilpatrick**

Planning application DC13/168 – Erection of a rear garden fence and access gate (retrospective), 81 Kirk Crescent, Old Kilpatrick by Ms M Irwin.

## APPENDIX 2

**DC13/085 – Erection of residential development at Castle Road, Dumbarton by Denny's Homes; and**

**DC13/086 – Construction of a new access road, footpath and associated drainage at Castle Road, Dumbarton by Denny's Homes.**

**Minded to GRANT subject to the following conditions:-**

### **DC13/085**

01. Exact details and specifications of all proposed external materials, which shall include relevant samples, 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.
02. 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.
03. Prior to the commencement of works, full details of the design 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.
04. No unit shall be occupied until the access and vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The parking spaces shall thereafter be kept available for parking at all times.
05. 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 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.
06. A landscaping scheme for the site 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 scheme shall thereafter be maintained in accordance with these details.
07. During the period of construction, no work on the flats (excluding internal fitting out) shall be undertaken during September to April inclusive.
08. 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 in writing by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.

09. Prior to the commencement of development, details of the management strategy to minimise use of the parking provision for the flats from users of the adjacent football stadium shall be submitted to and approved in writing by the Planning Authority. Such arrangements shall thereafter be implemented as approved prior to the occupation of any of the units hereby approved.
10. Prior to the occupation of the last ten dwellings within the development, the riverside walkway incorporating flood defences shall be completed to its finished standard. Such standard shall be sufficient to ensure that (open completion of connections to the walkway from the neighbouring land to the north) the walkway is capable of being used as part of an emergency vehicular access to the site in the event of a 1 in 200 year flood event.
11. No dwelling shall be occupied until such time as the means of disposal of surface water (which shall be by way of Sustainable Urban Drainage Systems) has been completed in accordance with permission DC13/086, or with such alternative means of provision as may first be approved by the planning authority

**Minded to GRANT subject to the following conditions:-**

**DC13/086**

01. A landscaping scheme for the site 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 scheme shall thereafter be maintained in accordance with these details.
02. 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 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.
03. During the period of construction, no work on the drainage pond and access road (excluding the Castle Road junction) shall be undertaken during September to April inclusive.
04. 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 in writing by the Planning

Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.

05. No development shall commence until such time as details of the future maintenance arrangements for the SUDS infrastructure have been submitted to and approved in writing by the Planning Authority. Such arrangements shall thereafter be implemented as approved.