

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 5 November 2003 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Jack Duffy, Connie O'Sullivan and Raymond Young.

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

Apologies: Apologies for absence were intimated on behalf of Councillors Dennis Brogan, Linda McColl, Duncan McDonald and Denis Agnew.

Councillor Jack Duffy in the Chair

MINUTES OF PREVIOUS MEETING

1062 The Minutes of Meeting of the Committee held on 1 October 2003 were submitted and approved as a correct record.

NOTES OF VISITATIONS

1063 Notes of Visitations carried out on 30 September and 1 October 2003, a copy of which forms Appendix 1 hereto, were submitted and noted.

PLANNING APPLICATIONS

1064 Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

Continued Applications

(a) DC02/281 – Erection of dwellinghouse at 40 Clydeshire Road, Dumbarton

1065 Reference was made to the site visit undertaken in respect of this application. After discussion and having heard the Planning and Development Manager, the Committee agreed that the application be approved, contrary to the recommendation of the Director, subject to appropriate conditions to be specified by the Director.

1066 Provost Macdonald expressed concerns about trees and asked officers to ensure that the terms of Tree Preservation Orders were adhered to.

(b) DC03/164 – Erection of women’s refuge at Peters Avenue, Haldane

1067 Reference was made to the site visit undertaken in respect of this application. 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.

New Applications

(c) DC02/389 – Erection of 30 flats, roadworks and parking at Old Mill Road, Duntocher, Clydebank

1068 It was agreed that consideration of the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

(d) DC03/118 – Erection of flatted development (outline) at Wilson Street, Alexandria

1069 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.

(e) DC03/160 – Change of use from hotel to residential care home at Patio Hotel, Clydebank Business Park, Clydebank

1070 The Committee agreed to grant planning permission subject to the condition specified in the Director’s report, details of which are contained in Appendix 2 hereto.

DECLARATION OF NON-PECUNIARY INTEREST

1071 The Convener, Councillor Duffy declared a non-pecuniary interest in the following Planning Application DC03/189.

(f) DC03/189 – Erection of retaining wall, fencing and upfiling of garden ground (retrospective) at 41 Miller Street, Dumbarton

1072 After discussion, it was agreed that consideration of the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

(g) DC03/206 – Variation to Condition of Previous Consent Relating to Hours of Operation at 7 Chalmers Street, Clydebank

- 1073 After discussion and having heard the Planning and Development Manager, the Committee agreed to grant a variation of a condition as specified in the Director's report, details of which variation are contained in Appendix 2 hereto.

PLANNING APPEAL DECISION – COLLINS STREET/LENNOX DRIVE, FAIFLEY, CLYDEBANK

- 1074 A report was submitted by the Director of Economic, Planning and Environmental Services informing of an appeal which had recently been decided by the Scottish Executive Inquiry Reporters Unit against the Council's non-determination of an application for a residential development at the above site.
- 1075 The Committee noted that the appeal had been dismissed and that planning permission had been refused.

MODERNISING PUBLIC LOCAL INQUIRIES – A CONSULTATION PAPER

- 1076 A report was submitted by the Director of Economic, Planning and Environmental Services recommending a response to the Scottish Executive on the consultation paper entitled "Modernising Public Local Inquiries: A Consultation Paper".
- 1077 The Committee agreed:-
- (a) that the contents of the report be noted; and
 - (b) that the answers included in the Appendix to the report be forwarded to the Scottish Executive as the Council's formal response on the matter.

GLASGOW & THE CLYDE VALLEY JOINT STRUCTURE PLAN, A LONGER TERM STRATEGY FOR TOWN CENTRES AND RETAILING

- 1078 A report was submitted by the Director of Economic, Planning and Environmental Services advising of the publication of a consultation paper entitled "A Longer Term Strategy for Town Centres and Retailing" by the Glasgow & the Clyde Valley Joint Structure Plan Committee and recommending the Council's formal response thereto.
- 1079 The Committee agreed that the contents of the report and the appendix relative thereto be approved as the Council's formal response to the consultation paper.

CLYDEBANK DESIGN GUIDELINES

- 1080 A report was submitted by the Director of Economic, Planning and Environmental Services recommending that the Clydebank Design Guidelines prepared on behalf of Clydebank Rebuilt Ltd., should be adopted as supplementary planning guidance to be used in the assessment of planning applications within the Town Centre and Riverside areas.
- 1081 After discussion and having heard the Head of Planning and Development in elaboration and in answer to Members' questions, the Committee agreed:-
- (a) that the Clydebank Design Guidelines be adopted as supplementary planning guidance by the Council; and
 - (b) that negotiations be carried out on an appropriate agreement which would ensure that a newly built museum/heritage centre was built at a suitable location on the Riverside area of Clydebank.

SITE VISITS

- 1082 It was agreed that the site visits referred to in certain of the foregoing items be undertaken in the morning of Tuesday, 25 November 2003.

The meeting concluded at 10.22 a.m.

PLANNING COMMITTEE**NOTE OF VISITATION – 30 SEPTEMBER 2003**

Present: Councillors Jack Duffy and Linda McColl.

Attending: Ken Clark, Team Leader – Economic, Planning & Environmental Services and Craig Stewart, Administrative Assistant – Legal and Administrative Services

SITE VISIT

With reference to the Minutes of Meeting of the Planning Committee held on 3 September 2003, a site visit was undertaken in connection with the undernoted planning application:-

DC03/045 – Two storey rear extension at 9 Old Dalnottar Road, Old Kilpatrick.

PLANNING COMMITTEE

NOTE OF VISITATION – 1 OCTOBER 2003

Present: Councillors Jack Duffy, James McCallum and Linda McColl.

The above lists a Councillor who is not in membership of the Planning Committee.

Attending: Alasdair Gregor, Planning and Development Manager and Craig Stewart, Administrative Assistant – Legal and Administrative Services.

SITE VISIT

With reference to the Minutes of Meeting of the Planning Committee held on 3 September 2003, a site visit was undertaken in connection with the undernoted planning application:-

DC02/384 – Erection of 14 flats with associated parking at Mansefield House, Strathleven Place, Dumbarton.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 5 NOVEMBER 2003**

DC03/164 - Erection of women's refuge at Peters Avenue, Haldane

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. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services prior to any work commencing on the site.
3. Prior to commencement of development a scheme, for the provision of one equipped play area(s) within the application site, shall be submitted to the Director of Economic, Planning and Environmental Services for their written approval and this shall include:-
 - (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
 - (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
 - (c) details of the fences to be erected around the play area(s); and
 - (d) details of the phasing of these works.
4. Prior to the occupation of the flats within the development, all the works required for the provision of equipped play area(s) and, included in the scheme approved under the terms of condition three above, shall be completed, and thereafter, that area shall not be used for any purpose other than as a play area.
5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Economic, Planning and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Economic, Planning and Environmental Services.

- (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Economic, Planning and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- 6. 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 Economic, Planning and Environmental Services.
- 7. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
- 8. Prior to the commencement of use of the development hereby approved, the kerb shall be lowered and the footpath regraded across the full width of the driveway in accordance with the Roads Authority's requirements.
- 9. The car parking spaces shown on the submitted layout plan shall be constructed, surfaced and delineated on the site in all respect before the buildings hereby permitted are brought into use.
- 10. The contractor shall ensure that the method of working and use of construction plant shall not cause noise levels at adjacent residential properties to exceed the levels agreed in advance of a site start in writing with the Director of Economic, Planning and Environmental Services.
- 11. 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 the hours of 0800 and 1800 Monday to Saturday inclusive and not at all on a Sunday or Public Holiday.
- 12. To minimise nuisance in the surrounding area from noise 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.
- 13. All reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.

DC03/118 - Erection of flatted development (outline) at Wilson Street, Alexandria

Permission GRANTED subject to the following conditions:-

1. Details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted for approval to the Director of Economic, Planning and Environmental Services within 3 years from the date of this permission and the development must be commenced within 5 years from the date of this permission or within 2 years from the date of final approval of all the foregoing reserved matters.
2. Prior to works commencing on site, full details, including phasing, of a surface water drainage scheme shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
3. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Economic, Planning and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Economic, Planning and Environmental Services; and
 - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Economic, Planning and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
4. Prior to commencement of works, full details of the design shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
5. Prior to commencement of works, full details of all hard surfacing to be provided on the site and in the Public House car park shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
6. Prior to the occupation of the flatted dwelling houses hereby approved, the kerbs shall be lowered and the footpath regraded across the full width of the driveways in accordance with the Roads Authority's requirements.

7. The number of flats hereby approved shall be limited in number and apartment size to that which can be supported by 4 parking spaces, in accordance with table 7.3 of West Dunbartonshire Council's Guidelines for Development Roads.
8. No flatted dwellinghouse shall be occupied until the car park for the public house has been provided, laid out and demarked in accordance with the approved plan. The car park shall thereafter be maintained and kept available for patrons of the public house.
9. No dwellinghouse shall be occupied until the vehicle parking spaces and turning area has been provided within the site in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
10. 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 the hours of 0800 and 1800 hours, Monday to Saturday inclusive and not at all on a Sunday or Public Holiday.
11. 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 nuisance in the surrounding area from dust, noise and vibrations, must be taken.

DC03/160 - Change of use from hotel to residential care home at Patio Hotel, Clydebank Business Park, Clydebank

Permission GRANTED subject to the following condition:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.

DC03/206 - Variation to Condition of Previous Consent Relating to Hours of Operation at 7 Chalmers Street, Clydebank

Variation of a condition GRANTED as follows:-

1. The premises shall not be open to the public outwith the hours of 8.00 a.m. to 10.00 p.m.