

## PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 5 October 2005 at 9.30a.m.

**Present:** Councillors Denis Agnew, Douglas McAllister, Linda McColl, Duncan McDonald, and Connie O'Sullivan.

**Attending:** Dan Henderson, Director of Development and Environmental Services; Alasdair Gregor, Planning Services Manager; Kevin Neeson, Development Services Manager; Steve Marshall, Section Head - Local Plan/Forward Planning; Jameson Bridgewater, Section Head - Development Control; Nigel Ettles, Principal Solicitor and Shona Barton, Administrative Officer.

**Apologies:** Apologies for absence were submitted on behalf of Provost Alistair Macdonald and Councillor Dennis Brogan.

**Councillor Douglas McAllister in the Chair**

## MINUTES OF PREVIOUS MEETING

7135 The Minutes of Meeting of the Committee held on 7 September 2005 were submitted and approved as a correct record.

## NOTE OF VISITATIONS

7136 A Note of Visitations carried out on 6 September 2005, a copy of which forms Appendix 1 hereto, was submitted and noted.

## PLANNING APPLICATIONS

7137 Reports were submitted by the Director of Development and Environmental Services in respect of the following planning applications.

### Continued Application

- (a) **DC03/254 – Demolition of industrial and office buildings, infilling of tidal basin and erection of Class 1 retail units with associated roads, car parking and landscape works (outline) at land to north and south of Castle Street, Dumbarton**

- 7138 The Committee noted that this application had been continued to allow for a site visit and a hearing to take place.
- 7139 The Convener, Councillor McAllister, invited Mrs. Rose Harvie and Mr. John Jermy, objectors to the application, to address the Committee and they made their views on the application known. The Convener then invited Mr. Colin Taylor, Mr. Scott Mackay and Mr. Robin Duncan, who were representing the applicant, to come forward to address the Committee. Mr. Taylor, Mr. Duncan and Mr. Mackay were all heard in support of the application and in answer to Members' questions.
- 7140 After discussion, and having heard Members stress the importance of the quality of both the design of the development and the materials used in the development, the Committee agreed that they were minded to grant outline planning permission subject to:-
- (1) the completion of an appropriate Section 75 agreement which would ensure that the tidal basin was not infilled; and
  - (2) the conditions as specified in the Director's report, details of which are contained in Appendix 2 hereto.

#### New Applications

- (b) **DC03/334 – Erection of residential development of 49 units, access and parking at Sites A & C, Littlemill Distillery, Dumbarton Road, Bowling**
- 7141 Reference was made to the site visit undertaken in respect of this application. It was noted that the agent for the applicant was in attendance, but that there were no objectors to the application in attendance.
- 7142 The Convener invited Mr. Tom McNally, the agent for the applicant, to address the Committee and he was heard in support of the application.
- 7143 After discussion, the Committee agreed to grant planning permission subject to:-
- (1) the conditions as specified in the Director's report, details of which are contained in Appendix 2 hereto; and
  - (2) no adverse comments being received from the Roads Department and the Scottish Environment Protection Agency on the Flood Risk Assessment and proposed alterations to the watercourse.

**(c) DC04/004 – Erection of 6503sq metres Class 1 non food retail development with garden centre, builders yard, car parking, access, services and landscaping adjacent to St. James Retail Park, Glasgow Road, Dumbarton**

- 7144 The Committee heard from the Planning Services Manager who advised that the agent for the applicant had asked permission to address the Committee.
- 7145 The Convener invited Mr. Paul Houghton, the agent for the applicant, to address the Committee and he was heard in support of the application.
- 7146 The Committee agreed that they were minded to grant outline planning permission subject to:-
- (1) the completion of an appropriate Section 75 agreement which would ensure that the developer makes appropriate financial contribution to required mitigation works along the Glasgow Road corridor; and
  - (2) the conditions as specified in the Director's report, details of which are contained in Appendix 2 hereto.
- 7147 Having heard the Planning Services Manager, the Committee noted that since the Council owns part of the site and the proposal is in part contrary to the development plan, this application would require to be referred to the Scottish Ministers.

**DECLARATION OF NON-FINANCIAL INTEREST**

- 7148 Councillor Connie O'Sullivan declared a non-financial interest in the following item of business and took no part in the deliberation thereof.

**(d) DC05/207 – Part change of use from offices to therapy/treatment rooms and alterations to form new windows at rear of 6 Miller Street, Clydebank**

- 7149 Reference was made to the site visit undertaken in respect of this application.
- 7150 The Convener advised the Committee that there were a number of objectors to this application in attendance who had requested to address the Committee. The Committee heard representations from Mr. Michael McHugh and Mr. Roger Martin and both made their views on the application known. Mr. Martin was also heard in answer to Members' questions. The Convener then invited Mr. Tom Jackson,

Addiction Services Manager, West Dunbartonshire Council to address the Committee and he was heard in support of the application.

- 7151 After discussion, the Committee agreed to grant planning permission subject to the conditions as specified in the Director's report, details of which are contained in Appendix 2 hereto.

**SCOTTISH PLANNING POLICY 4,  
MINERAL WORKING:CONSULTATION DRAFT**

- 7152 A report was submitted by the Director of Development and Environmental Services advising of the publication of Scottish Planning Policy (SPP) 4 Mineral Working (Consultation Draft) and recommending this Council's response to it.

- 7153 Having heard Councillor McAllister, the Committee agreed:-

- (1) to note the contents of the report; and
- (2) that the report should form the basis of West Dunbartonshire Council's response to the consultation.

**DUTIES UNDER THE LAND REFORM (SCOTLAND) ACT  
2003 SECTION 25 LOCAL ACCESS FORUM**

- 7154 A report was submitted by the Director of Development and Environmental Services informing of the establishment of a West Dunbartonshire Access Forum and seeking approval of its Terms of Reference under the Land Reform (Scotland) Act 2003.

- 7155 Having heard Councillor McAllister, the Committee agreed to note the setting up of the Local Access Forum and its Terms of Reference under Section 25 of the Land Reform (Scotland) Act 2003.

**SCOTTISH PLANNING POLICY 8 – TOWN CENTRES  
(CONSULTATIVE DRAFT)**

- 7156 A report was submitted by the Director of Development and Environmental Services advising on the publication of Scottish Planning Policy (SPP) 8 – Town Centres (Consultative Draft) and recommending this Council's response to it.

- 7157 Having heard Councillor McAllister, the Committee agreed:-

- (1) to note the contents of the report; and

- (2) that the response to the Scottish Executive be based around the following:
- (i) the need for clarity about the requirements for both the Structure Plan and Local Plan, in terms of town centres, to be provided;
  - (ii) reference to the role and function of local or neighbourhood centres requires to be made;
  - (iii) all retail developments should be subject to the sequential approach to site selection and bulky goods should not be excluded from this;
  - (iv) consideration should be given to ensuring that suitable guidance for a range of retail developments is included in the SPP thereby ensuring increased clarity;
  - (v) the SPP should clearly provide guidance on supporting and managing the evening economy; and
  - (vi) the issue of local distinctiveness and sense of place should be included.

**PLANNING APPEALS: WESTERN ISLES ROAD, OLD KILPATRICK AND VACANT SITE AT CLAREMONT, KIRKTON ROAD, DUMBARTON**

7158 A report was submitted by the Director of Development and Environmental Services informing of two appeals recently received from the Scottish Executive Inquiry Reporters Unit.

7159 The Committee agreed to note:-

- (1) the submission of an appeal against the refusal, under delegated powers, of planning permission for the erection of a 1½ storey detached dwellinghouse on a vacant site at Claremont, Kirkton Road, Dumbarton;
- (2) the submission of an appeal against the refusal, under delegated powers, of planning permission for the erection of an 11.7 metre high telecommunications monopole and ancillary equipment at Western Isles Road, Old Kilpatrick; and
- (3) that both appeals would be dealt with by way of written submissions and that Members would be advised of the outcome in due course.

The meeting closed at 10.23 a.m.



## PLANNING COMMITTEE

### NOTE OF VISITATIONS – 6 SEPTEMBER 2005

**Present:** Provost Alistair Macdonald, Councillors Denis Agnew, Douglas McAllister, Linda McColl and Duncan McDonald.

(The above lists all Councillors who attended at least one site visit).

**Attending:** Alasdair Gregor, Planning Services Manager, Shona Barton, Administrative Officer and Fiona Anderson, Administrative Assistant, Legal and Administrative Services.

### SITE VISITS

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

DC03/254 – Demolition of Industrial and office buildings, infilling of tidal basin and erection of Class 1 retail units with associated roads, car parking and landscape works (outline) at land to north and south of Castle Street, Dumbarton.

DC05/103 – Formation of recycling centre within part of existing boat storage shed and formation of new door opening in shed at Sandpoint Marina, Woodyard Road, Dumbarton.

DC05/024 – Erection of 26 dwellinghouses with associated roads and parking (outline) at land bounded by Valeview Terrace and Stirling Road, Bellsmyre.

DC05/131 – Erection of 11.7 metre high telecommunications monopole and two ancillary equipment cabinets at vacant land adjacent to Livingstone Street, Clydebank.





## APPENDIX 2

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE  
PLANNING COMMITTEE ON 5 OCTOBER 2005**

**DC03/254 – Demolition of industrial and office buildings, infilling of tidal basin and erection of Class 1 retail units with associated roads, car parking and landscape works (outline) at land to north and south of Castle Street, Dumbarton**

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

1. Approval of the 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 obtained from the Director of Development and Environmental Services within 3 years of the date of this permission and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing reserved matters.
2. Notwithstanding the terms of Condition 1 above the applicant shall submit a design statement for the detailed design of the site, in accordance with the guidance contained within Planning Advice Note 68 “Designing Places”.
3. Notwithstanding the terms of Condition 1 above, the detailed design proposals for the site shall accord with the principles contained in “A Vision for Dumbarton Waterfront – Dumbarton Waterfront Design Framework” (adopted March 2004) and demonstrate accordance with the aims of the “Rediscovering Dumbarton, Dumbarton Town Centre Action Plan” (adopted January 2001) and public realm design guidelines for Dumbarton.
4. Full details of the foul and surface water drainage system, including the position and details of any pumping station shall be submitted at the same time as any application for the approval of Reserved Matters referred to above for the approval of the Director of Development and Environmental Services. The drainage system shall incorporate the principles of sustainable Urban Drainage Systems within its design.
5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development 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 to 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 Development and Environmental Services.
  - (b) The maintenance of the landscaped areas for a period of five years or until established, whichever may be longer.

- (c) Any trees or shrubs removed, or which in the opinion of the Director of Development 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. 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. For the avoidance of doubt, given the location of the site adjacent to two Category A Listed Buildings and the open aspect of the site to the River Leven, appropriate, good quality materials should be proposed.
- 7. At the same time as the first application for approval of the Reserved Matters referred to above full details of the design and location of all fences and walls to be erected on the site and of proposals for the improvement and maintenance of the walls of the tidal basin shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
- 8. At the same time as the first application for approval of the Reserved Matters referred to above 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 Development and Environmental Services.
- 9. At the same time as the first application for approval of the Reserved Matters referred to above, a remediation strategy to treat, make safe and/or remove the existing contamination on the site shall be submitted for the written approval of the Director of Development and Environmental Services.
- 10. Construction works shall be limited to between 08.00am to 6.00pm Monday to Saturday only with no site preparation or construction works on a Sunday to the satisfaction of the Director of Development and Environmental Services.
- 11. At the same time as the first application for approval of the Reserved Matters referred to above, a Noise Impact Assessment shall be submitted to the Director of Development and Environmental Services for consideration. The Assessment shall consider the impact of the development on the adjacent and proposed dwellings and shall include details of the restricted hours of operation of the retail units, if appropriate.
- 12. At the same time as the first application for approval of the Reserved Matters referred to above, a method statement for the prevention of nuisance from dust during dry weather conditions shall be submitted for the written approval of the Director of Development and Environmental Services.
- 13. No unit hereby approved shall be brought into use until the vehicular access to the site and the necessary mitigation measures to the road network, agreed as a result of final consideration of the Transportation Impact Assessment,

have been implemented to the satisfaction of the Director of Development and Environmental Services. These mitigation measures should show that the proposal brings no net detriment to the road capacity on the A.814.

14. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
15. The development hereby permitted shall be used solely within Class 1 of the Town and Country Planning (Use Classes)(Scotland) Order 1997 and for no other purpose.
16. This outline consent approves 6,503sq.m of gross retail floorspace and no more than 1,400sq.m gross of that floorspace shall be dedicated to the sale of convenience goods, unless otherwise agreed in writing by the Director of Development and Environmental Services.
17. This outline consent approves 6503sq.m of gross floorspace in a multi-unit development the largest unit of which shall not exceed 3000sq.m of gross floorspace, unless otherwise agreed in writing by the Director of Development and Environmental Services.
18. This outline consent approves 6503sq.m of gross retail floorspace in a multi-unit development comprising a maximum of 5 individual units. One unit may be a minimum of 465sq.m but the others will each be a minimum of 930sq.m unless otherwise agreed in writing by the Director of Development and Environmental Services.
19. The following classes of retailing will not be permitted as the principal use of any unit within the development; sale of fashion goods, footwear and sports goods and catalogue retailing, unless otherwise agreed in writing by the Director of Development and Environmental Services.
20. The minimum design level of the site shall be 5.0m AOD unless otherwise agreed and approved by the Director of Development and Environmental Services. At the same time as the submission of the Reserved Matters details of the proposed ground levels shall be submitted for consideration.
21. A public walkway and public viewpoint shall be provided on the site prior to the commencement of use of the retail development hereby approved. The walkway shall be constructed to a specification agreed by the Director of Development and Environmental Services and details of the exact location and construction of the walkway and its linkages outwith the site shall be submitted for the written approval of the Director of Development and Environmental Services at the same time as the first application for approval of Reserved Matters referred to above.

22. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the developer, agreed with West of Scotland Archaeology Service and approved by the Director of Development and Environmental Services.

**DC03/334 – Erection of residential development of 49 units, access and parking at Sites A & C, Littlemill Distillery, Dumbarton Road, Bowling**

**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. Prior to the commencement of the development hereby approved, details of the phasing of the construction works shall be submitted for the further written approval of the Director of Development and Environmental Services.
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 each site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
5. Prior to commencement of works, full details of all hard surfacing to be provided on each site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
6. The garages shall be used solely for purposes incidental to the use of the residential flats on the site and no commercial activity shall be carried out in, or from the garages.
7. Visibility splays of not less than 4.5 metres x 90 metres shall be provided in both directions at the junction of the new access at each site with the existing road prior to the commencement of the development and thereafter maintained free from any obstructions exceeding a height of 1 metre above the adjacent road channel levels.
8. No residential unit shall be occupied until the vehicle parking spaces and turning area have been provided within each site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.

9. The applicant/operator shall provide and maintain on each site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
10. Prior to the commencement of the development hereby approved details of the existing and proposed levels throughout each site shall be submitted for the further written approval of the Director of Development and Environmental Services. For the avoidance of doubt the levels shall be taken from a fixed Ordnance Datum.
11. No works shall commence on each site until details of sustainable urban drainage system have been submitted and approved by the Director of Development and Environmental Services.
12. Prior to commencement of development, the developer shall submit a detailed survey of all trees and hedging on each site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which over-hang onto the site shall also be included). Those trees which it is proposed to fell or remove shall be separately identified.
13. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development 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 Development 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 Development 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.
14. Notwithstanding the terms of Condition 13 details of the tree planting to be carried out along the east boundary of Site A shall be submitted for the further written approval of the Director of Development and Environmental Services prior to work commencing on site. The trees shall be native species and thereafter the agreed planting shall be retained at all times unless the removal of any trees is agreed in writing with the Director of Development and Environmental Services.

15. The trees adjacent to the watercourse that runs through Site C shall be retained at all times unless the removal of any trees has been agreed in writing with the Director of Development and Environmental Services.
16. During the construction of the development hereby approved the watercourse that runs through Site C shall be protected from debris at all times to the satisfaction of the Director of Development and Environmental Services.
17. Prior to the commencement of any works on each site, a scheme for the management and maintenance of open spaces within the development shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
18. During the period of construction, all works and ancillary operations which are audible at each site boundary, or at such other places as may be agreed by the Director of Development and Environmental Services, shall be carried out only between 8 am and 6 pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
19. 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.

All reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.

20. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of human response to vibration in buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to, and approved in writing by, the Director of Development and Environmental Services.
21. Prior to consent being granted a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved by the Director of Development and Environmental Services in writing. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of Potentially Contaminated Sites – Code of Practice" (BS 10175:2001) The report must include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Executive Planning Advice Note 33.
22. Where the risk assessment identifies any unacceptable risk or risks as defined under Part 11A of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Director of Development and Environmental Services for approval. No works, other than investigative works shall be carried out on each site prior to receipt of written approval of the remediation strategy by the Director of Development and Environmental Services.

23. Remediation of each site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Development and Environmental Services.
24. On completion of the remediation works and prior to each site being occupied, the developer shall submit a report to the Director of Development and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.
25. 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 Director of Development and Environmental Services within one week. At this stage, if requested by the Director of Development and Environmental Services, a comprehensive contaminated land investigation shall be carried out.
26. Notwithstanding the details shown on the approved drawings the "Culvert Zone" at Site C shown parallel to Dumbarton Road does not form part of this consent. The watercourse shall be an open channel at all times to the satisfaction of the Director of Development and Environmental Services.

**DC04/004 – Erection of 6503sq metres Class 1 non food retail development with garden centre, builders yard, car parking, access, services and landscaping adjacent to St. James Retail Park, Glasgow Road, Dumbarton**

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

1. Approval of the 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 obtained from the Director of Development and Environmental Services within 3 years of the date of this permission and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing reserved matters.
2. Full details of the foul and surface water drainage system, shall be submitted at the same time as any application for the approval of Reserved Matters referred to above for the approval of the Director of Development and Environmental Services. The drainage system shall incorporate the principles of sustainable Urban Drainage Systems within its design.
3. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development 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 to 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 Development and Environmental Services.
  - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer.
  - (c) any trees or shrubs removed, or which in the opinion of the Director of Development 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. At the same time as the first application for approval of the Reserved Matters referred to above 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. At the same time as the first application for approval of the Reserved Matters referred to above 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 Development and Environmental Services.
  6. At the same time as the first application for approval of the Reserved Matters referred to above, a comprehensive contaminated land investigation report shall be submitted together with a remediation strategy to treat, make safe and/or remove any existing contamination on the site.
  7. Construction works shall be limited to between 08.00am to 6.00pm Monday to Saturday only with no site preparation or construction works on a Sunday to the satisfaction of the Director of Development and Environmental Services.
  8. At the same time as the first application for approval of the Reserved Matters referred to above, a method statement for the prevention of nuisance from dust during dry weather conditions shall be submitted for the written approval of the Director of Development and Environmental Services.
  9. No unit hereby approved shall be brought into use until the vehicular access to the site and the necessary mitigation measures to the road network, agreed as a result of final consideration of the Transportation Impact Assessment, have been implemented to the satisfaction of the Director of Development and Environmental Services. These mitigation measures should show that the proposal brings no net detriment to the road capacity on the A.814.
  10. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
  11. The development hereby permitted shall be used solely within Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and for no



other purpose. For the avoidance of doubt the development shall be for non-food retailing.

12. For the avoidance of doubt this consent authorises the construction of two units each of 35,000 sq.ft but does not authorise the sub division of either of the units hereby approved without the benefit of a separate planning consent.

**DC05/207 – Part change of use from offices to therapy/treatment rooms and alterations to form new windows at rear of 6 Miller Street, Clydebank**

**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 shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.