

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 4 October 2017 at 10.00 a.m.

**Present:** Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Marie McNair and Lawrence O'Neill.

**Attending:** Peter Hissett, Strategic Lead – Regulatory; Peter Barry, Strategic Lead – Housing & Employability; Pamela Clifford, Planning & Building Standards Manager; Antony McGuinness, Team Leader – Forward Planning; James Hall, Policy Planning Officer; Bernard Darroch, Lead Planning Officer; John Walker, Engineering Assistant; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

**Apologies:** Apologies were intimated on behalf of Councillors Jim Finn and Douglas McAllister.

**Councillor Diane Docherty 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 6 September 2017 were submitted and approved as a correct record.

### **NOTE OF VISITATION**

A Note of Visitation carried out on 4 September 2017, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATIONS**

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

### **Continued Application:-**

- (a) **DC17/156 – Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238).**

The Planning & Building Standards Manager advised the Committee that the two objections received in respect of this application had subsequently been withdrawn. After discussion and having heard the Planning & Building Standards Manager and Strategic Lead – Housing & Employability in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto; and
- (2) that authority be delegated to the Planning & Building Standards Manager to issue the decision providing no further representations were received within the neighbour notification period (expires 4 October 2017).

### **New Application:-**

- (b) **DC17/129 – New bottling hall building including delivery, Storage and dispatch areas, and associated administration and support facilities, external barrel storage area, delivery roads and parking for HGVs, additional staff parking, landscaping and SUDS drainage scheme, at Kilmalid, Stirling Road, Dumbarton by Chivas Brothers Ltd.**

Reference was made to the site visit in respect of this application. After discussion and having heard the Planning & Building Standards Manager and Lead Planning Officer in further explanation of the report and in answer to Members' questions, the Committee agreed to Grant full planning permission; subject to the conditions set out in Section 9 of the report, with a number of minor amendments, as detailed within Appendix 2 hereto.

### **CONSERVATION AREA APPRAISALS FOR HIGH DALMUIR, KNOXLAND SQUARE AND LUSSET ROAD/MOUNT PLEASANT DRIVE, OLD KILPATRICK CONSERVATION AREAS**

A report was submitted by the Strategic Lead – Regulatory advising of the preparation of Conservation Area Appraisals for High Dalmuir, Knoxland Square and Lusset Road/Mount Pleasant Drive, Old Kilpatrick Conservation Areas and seeking approval to undertake public consultation on the Conservation Area Appraisals.

After discussion and having heard the Planning & Building Standards Manager and the Policy Planning Officer in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the preparation of the Conservation Area Appraisals and the recommended changes to the Conservation Area boundaries as detailed in Section 4.3 and Appendix 2 of the report; and
- (2) that the Conservation Area Appraisals and the proposed boundary changes be published for public consultation, with the consultation period being extended from 8 weeks to 12.

The meeting closed at 10.50 a.m.

**PLANNING COMMITTEE**

**NOTE OF VISITATION – 4 SEPTEMBER 2017**

**Present:** Bailie Denis Agnew and Councillors Jim Brown, Diane Docherty, Jim Finn and Marie McNair.

**Attending:** Keith Bathgate, Development Management Team Leader.

**Apologies:** Provost William Hendrie and Councillors Jim Bolla, Gail Casey, Karen Conaghan, Ian Dickson, David McBride and Brian Walker.

**SITE VISIT**

A site visit was undertaken in connection with the undernoted planning application:-

DC17/156 – Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238).

## APPENDIX 2

### **DC17/156 – Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238).**

#### **Permission GRANTED subject to the following conditions:-**

1. Exact details and specifications of all proposed external materials 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.
2. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site, including retaining walls, shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
3. 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.
4. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.
5. The development shall be constructed in accordance with the proposed ground levels as shown on drawing number(s) J3366-32 Rev E . Any alterations to these levels shall be agreed in writing with the Planning Authority.
6. A landscaping scheme for the amenity open space and boundary of 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 the occupation of the first residential property. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
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:

Monday to Fridays: 0800-1800

Saturdays: 0800-1300

Sundays and public holidays: No working

8. Unless otherwise approved in writing, no development shall commence on site 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 development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
9. Prior to the occupation of any house within this development all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splays and all turning heads.
10. Prior to the occupation of the last dwelling house in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard.
11. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings P(--)201 Rev G/01 shall be constructed, surfaced and delineated on the site.
12. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.
13. Within one month of the date of this consent, full details of the proposed green roof and its future maintenance shall be submitted for the further approval of the Planning Authority, and implemented as approved.

**DC17/129 – New bottling hall building including delivery, Storage and dispatch areas, and associated administration and support facilities, external barrel storage area, delivery roads and parking for HGVs, additional staff parking, landscaping and SUDS drainage scheme, at Kilmalid, Stirling Road, Dumbarton by Chivas Brothers Ltd.**

**Permission GRANTED subject to the following conditions:-**

1. No development shall commence until such time as a scheme of landscape, ecological and habitat enhancements for all open space areas within the application boundary has been submitted to and approved in writing by the Planning Authority. The information submitted for approval shall include details of a timescale for the implementation of these works. Such enhancements shall include:
  - Landscape enhancements including replacement tree planting within around the new northern access road, so as to minimise its impact

upon the setting of Strathleven House and the associated designed landscape;

- Removal of invasive non-native plant species;
- Planting of the new SUDS basin, compensatory flood storage area and other areas of disturbed ground with a mix of native species;
- Planting along outside of new fenceline with native fruitbearing species which would benefit birds and bats;
- Retention of mature dense scrub areas which are not affected by the works, and leave at least 10m from river edge completely undisturbed;
- Scrub which requires to be removed to be formed and staked in place as “habitat piles” suitable for amphibians, small mammals, birds and insects; and
- Provision of bird nesting boxes and bat boxes at suitable locations throughout the site;

The approved scheme shall thereafter be implemented in accordance with the agreed timescales.

2. No trees other than those specifically marked for removal on the approved plans shall be lopped, topped, felled, lifted, removed or otherwise disturbed without prior written approval of the Planning Authority. No development shall commence until the trees marked for retention have been protected by suitable fencing around the extremities of their crowns. Details of the fencing shall be submitted for the further written approval of the Planning Authority prior to the commencement of development and shall be maintained throughout construction works.
3. Prior to the undertaking of any tree works a bat roost survey shall be undertaken, and in the event of tree works being carried out between February and August (inclusive) a breeding bird survey shall also be undertaken. Tree work shall thereafter be arranged to avoid any impact upon roosting bats or breeding birds, and the presence of any bats shall be reported to the Planning Authority prior to any works affecting them taking place.
4. Notwithstanding the approved plans, details of the design and siting of all external lighting shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the occupation of the new building.
5. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences on site.

6. No part of the development shall be occupied until a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car has been submitted to and approved in writing by the Planning Authority (in consultation with the Roads Authority and Transport Scotland). In particular, this Travel Plan shall identify measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. Any agreed actions and measures shall be implemented at the same time of the occupation of the building.
7. Prior to the commencement of development on site the following details shall be submitted to and approved by the Planning Authority in consultation with the Roads Authority:
  - details of the location and surfacing of the proposed construction haulage road;
  - details of the measures to be taken to ensure that mud and other deleterious material from construction traffic is not deposited on the public road;
  - details of the location of a bus drop-off/pick-up facility for the proposed employee transport bus; and
  - details of the proposed provision of facilities to encourage cycling to work.

The development shall thereafter be implemented in accordance with the approved details.

8. The bottling hall shall not be brought into use until such time as the additional car parking spaces hereby approved have been constructed, delineated and made available for use.
9. No land raising shall take place within the part of the site shown as being within the 1 in 200 year floodplain as shown on Drawing No. 8254 C024 Rev. B until such time as the compensatory flood storage area hereby approved has been completed to its finished levels, unless otherwise approved in writing by the Planning Authority. Thereafter, the land raising within the floodplain area shall be limited solely to the area and levels which are specifically approved by this permission.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, no buildings, structures or hardstanding (other than those approved as part of this permission) shall be erected on any part of the site lying within the 1 in 200 year floodplain without a specific grant of planning permission.
11. No development (other than investigative works) shall commence on the site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:



- (a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site);
  - (b) An assessment of the potential risks (where applicable) to:
    - human health;
    - property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes;
    - groundwater and surface waters;
    - ecological systems; and
    - archaeological sites and ancient monuments
  - (c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
12. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
13. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. 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 and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
14. The presence of any previously unexpected 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 site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

15. 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. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority. 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.
16. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved in writing by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The SUDS shall thereafter be formed and maintained on site in accordance with the approved details prior to development.
17. The development shall be drained in accordance with the details set out in the approved drainage strategy, unless otherwise approved in writing by the Planning Authority.
18. The discharge channel for the SUDS pond shall not be formed until such time as details of a crossing point for the informal footpath along the River Leven have been submitted to and approved in writing by the Planning Authority. The discharge channel and footpath crossing point shall thereafter be constructed as approved.