

Agenda



Elected Members' Briefing Meeting

Date: Thursday, 2 September 2021

Time: 11:00

Format: Zoom Video Conferencing

Contact: committee.admin@west-dunbarton.gov.uk

Dear Member

Please attend the **Elected Members' Briefing Meeting** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Provost William Hendrie
Bailie Denis Agnew
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Jim Finn
Councillor Daniel Lennie
Councillor Caroline McAllister
Councillor Douglas McAllister
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Councillor Jonathan McColl
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Sally Page
Councillor Martin Rooney
Councillor Brian Walker

Chief Officer – Regulatory & Regeneration

Date issued: 26 August 2021

ELECTED MEMBERS' BRIEFING MEETING

THURSDAY, 2 SEPTEMBER 2021

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in the item of business on the agenda and the reasons for such declarations.

**3 BELLSMYRE REDEVELOPMENT TO FORM 140 DWELLINGS, 5 – 8
LAND BETWEEN HOWATSHAWS ROAD TO THE NORTH
AND BRAESDIE DRIVE TO THE SOUTH, DUMBARTON**

Submit report by the Planning, Building Standards and Environmental Health Manager advising of a pre-application consultation taking place regarding the construction of new housing within the Bellsmyre area.

WEST DUNBARTONSHIRE COUNCIL

Bellsmyre redevelopment to form 140 dwellings, land between Howatshaws Road to the north and Braeside Drive to the south Dumbarton Elected Members Pre-Application Briefing Meeting 2nd September 2021

1.Purpose

The purpose of this briefing note is to advise Members of pre-application consultation taking place regarding the construction of new housing within the Bellsmyre area.

This briefing is also to give members an opportunity to highlight any issues which they consider any future planning application ought to address. The merits of the proposals are not being considered, and no decisions will be made at this stage. The agreed procedures and protocol for Elected Member involvement at the pre-application stage are attached as appendices.

2.Background

The site presently comprises of a range of different dwelling types including three storey blocks of flats and two storey houses. These properties are of post war construction and set within generous green spaces and wide street layouts. The properties are typical of older Local Authority housing stock and part of the proposal is to demolish part of the existing houses and flats, but also to retain some of the existing properties.

Regular pre-application meetings between the developer and the Planning Service have taken place. The proposals have also been subject to a Proposal of Application Notice (PAN20/003) process. A public consultation event was held online in October 2020 and feedback was provided.

3. Site description

The site is located within the Bellsmyre area of Dumbarton. Part of the site's northern boundary is Howatshaws Road. The westernmost part of the site runs parallel with Barwood Hill and would include the redevelopment of land between Nos. 12 and 20 Barwood Hill. The redevelopment of properties within Auchenreoch Avenue and Aitkenbar Drive is also included in this part of the site. The easternmost boundary of the site runs parallel to Penniecroft Road to the north of Whiteford Avenue. To the south of Whiteford Avenue the eastern extent of the site is Broomhill Drive. Nos. 33-35 Braeside Drive are included in the site along with Nos.8-10 Broomhill Drive which mark the site's southernmost boundary. Whiteford Avenue runs through the middle of the site.

Like much of the Bellsmyre area there is a gradient across the site. Public transport runs through the site along Howatshaws Road and Whiteford Avenue. The site is characterised by post war Local Authority housing stock and is adjacent to the recent development of 55 Council houses with community garden at the former Aitkenbar Primary school site. Work is also underway at the Muir Road site to the north of this site which will result in the construction of 44 houses and 22 flats following the existing street pattern. These new housing developments within the immediate surroundings are

transforming the area and contributing to the longer term redevelopment/ regeneration of the area and providing quality affordable housing.

4. Development Details

The indicative layouts propose the construction of 140 dwellings from 1 – 4 bedrooms. The dwellings will be a mix of cottage flats and two storey houses. The redevelopment is to be delivered in three phases with Phase 1 and Phase 2a, being to the north of Whiteford Avenue and comprising of a total of 93 dwellings. To the south of Whiteford Avenue Phases 2b and 3 will provide 47 dwellings with the majority of proposed layout integrating with the existing street layout. Between Barwood Hill and Aitkenbar Drive some of the proposed dwellings are sited to face the north and a linear park is proposed. The linear park is a new feature and would be multifunctional providing a setting to the new dwellings, providing pedestrian and cycling links across the site.

Along with other properties, Nos. 2-4 and 5-9 Aitkenbar Drive, Nos.50 – 72, Nos. 98-100 Whiteford Avenue will be demolished. An area of open space is incorporated which will be a central recreational space and will provide green routes through the site. A number of the new dwellings will also face the newly formed open space, enhancing their outlook and providing passive surveillance to this central feature. It is envisaged that play equipment will be distributed across the site, within the linear park and the larger space to be created. Nos. 1-3 Penniecroft Avenue are also to be demolished with cottage flats and houses replacing the existing elongated, three storey blocks.

Phase 2b of the redevelopment is on the southern side of Whiteford Avenue and comprises of 18 cottage flats and two storey houses. The road layout at this part of the site remains the same but the longer blocks of terrace houses in Stoneyflatt Road would be replaced. At the corner of Stoneyflatt Road and Whiteford Avenue there is an existing electricity sub-station that will need to be retained as part of the layout but it is anticipated that this area could accommodate some form of public art and a more sympathetic form of screen to the substation could also be achieved.

Phase 3 of the redevelopment is between Stoneyflatt Road and Braeside Drive, the proposed road layout is slightly different to accommodate vehicle access to the rear of Nos. 23-29 Stoneyflatt Road which will need to remain. The amended layout to Broomhill Drive will result in houses being in smaller blocks. Open space and off road parking are also being provided in this part of the site.

Much of the car parking to serve the new dwellings is provided to the front of the dwellings and there are some visitor car parking spaces. To the northern part of the site the layout incorporates a number of linear green spaces that will be landscaped and accommodate cycle and pedestrian routes. This provides a continuous green corridor that links Barwood Hill to the west and Penniecroft Avenue in the east. This space will be well landscaped, multifunctional and will also provide an attractive setting for the dwellings. As very few changes are being made to the road layout to the southern part of the site there are fewer opportunities to provide enhanced footpath links.

5 Planning Policies

In the Adopted West Dunbartonshire Local Plan 2010 Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. Policy H4 sets out standards expected of residential

development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area. Policy R2 specifies the open space provision required for all developments. Policy T1 and T4 requires sites to be integrated with sustainable travel and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure.

Within the West Dunbartonshire Local Development Plan: Proposed Plan (2016) Policy DS1 sets out general expectations for the quality of new development. Policy BC4 supports the principle of residential development within existing residential locations, provided there is no adverse impact on neighbouring amenity or character of an area. Policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential development, green network, transport, flooding and drainage and protected species and trees are also applicable to this site. DS7 requires any potential site contamination issues to be addressed.

Local Development Plan 2: Proposed Plan 2018 policy H4 is applicable and seeks to protect residential areas from any development which would adversely affect its amenity. Policies CP1, CP2 and CP4 are all related to enhancing the quality of the design across Policies GI2, BE1, FCC1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the Adopted and Proposed Plan 1 policies. Policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use.

6 Main Issues

The development of the site for residential development is supported in principle by the framework of planning policy. The main issues requiring to be addressed as part of the planning application include the following:

Placemaking – The proposed layout, house type design and material choices require to be carefully considered to provide a high quality, sustainable and distinctive residential development which contributes to the further regeneration of the area. It should compliment and maintain the quality of housing provided at the recently completed housing development on the former Aitkenbar Primary School site.

Relationship with existing area - Consideration needs to be given to the relationship with the surrounding residential area including separation distances between buildings, overlooking and boundary treatments. Consideration also needs to be given to the relationship and compatibility with the older existing surrounding properties and the newer aforementioned additions completed at the former Aitkenbar Primary school and the site under construction at Muir Road.

Natural environment – Retention of trees in the back gardens/courts of dwellings to be demolished. Consideration should be given to adding further biodiversity and natural elements through the linear park and landscape areas.

Accessibility, parking and refuse – The site is highly accessible with good connections to the surrounding area including footpath network and nearby bus stops.

The new development should encourage use of more sustainable modes of transport such as walking and cycling. The layout needs to provide adequate visitor car parking and the layout needs to be designed to reflect Designing Streets principles to slow vehicle movements within the site. It is however recognised that some parts of the redevelopment will need to utilise the existing road layout which limits the impact of Designing Streets to some parts of the site. The layout also needs to be designed appropriately to enable refuse vehicle access and the appropriate storage of refuse and recycling facilities.

Open space and play provision – Consideration is required to ensure the provision of high quality open space within the development and encourage linkage and integration with other areas of open space and the natural environment. Regard should also be had to the provision of play provision and a preference for more natural play options within the site. The layout also needs to provide high quality private garden ground for each dwelling that should be commensurate with the amenity needs of future residents.

Drainage – Underground attenuation is proposed as the first course of treatment for surface water. The applicant is also exploring the use of swales and rain gardens within the proposed landscaping which would also increase the biodiversity value of the site and provide a Sustainable Drainage solution.

7. Next Steps

All Elected Members are invited to attend a presentation on the proposals by members of the design team, and to participate in a subsequent discussion.

Following this pre-application meeting, the applicant intends to prepare their planning application for submission and address any comments received during this meeting. On receipt of any such application it would be advertised in the press, weekly list and the Council website to allow the public to view the plans and make representation. The application would then be presented to Planning Committee for consideration and determination in due course.

Peter Hessett

Chief Officer - Regulatory and Regeneration.

Date: 2nd September 2021

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
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Appendices: None

Background Papers: Location plan

Wards Affected: Ward 3 (Dumbarton)