

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 27 November 2013 at 2.00 p.m.

Present: Provost Douglas McAllister and *Councillors Denis Agnew, Jim Finn, Lawrence O'Neill, John Mooney and Tommy Rainey.

*Arrived later in the meeting.

Attending: Pamela Clifford, Planning and Building Standards Manager; Donald Petrie, Access Officer; 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 Gail Casey, Jonathan McColl, Patrick McGlinchey and Hazel Sorrell.

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 MEETING

The Minutes of the Meeting of the Planning Committee held on 23 October 2013 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 16 October 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.

Continued Application:-

- (a) The Legal officer informed the Committee that Standing Orders would require to be suspended if the Committee wished to alter its previous decision in relation to this matter, as a period of six months had not passed since the Committee had made that decision.

Accordingly, the Committee unanimously agreed to suspend Standing Order No 19.

DC13/023: Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.

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

Following discussion Councillor Agnew, seconded by Councillor Finn moved:-

The Committee agrees that Planning Officers in consultation with the applicant and Historic Scotland investigate retaining the atrium by the use of alternative building materials other than glass and look at examples of buildings where this has been achieved.

As an amendment, Councillor O'Neill, seconded by Provost McAllister moved:-

The Committee agrees:-

- (1) that it is minded to grant listed building consent subject to conditions, details of which are contained within Appendix 2 hereto and subject to strengthening the additional condition to ensure that the subdivision of the atrium shall be reversible; and
- (2) that authority be delegated to the Planning and Building Standards Manager to issue the decision subject to the conclusion of formal notification procedures with Historic Scotland.

On a vote being taken, 4 Members voted for the amendment and 2 Members for the motion. Accordingly the amendment was declared carried.

Note: Councillor Agnew arrived while the Planning and Building Standards Manager was summarising the content of the report on the above item.

New Applications:-

- (b) **DC07/413 – Removal of condition 8 of DC05/334 (delete requirement to provide a play area) at Victoria Street/Albert Street, Alexandria by Turnberry 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 Access Officer in further explanation of the application and in answer to Members' questions, Councillor Finn seconded by Councillor Agnew moved:-

The Committee agrees to reject the proposed financial contribution of £4,000 and seek the full amount of £6,800 as per the recommendations within Policy R2.

As an amendment Councillor O'Neill, seconded by Provost McAllister moved:-

The Committee indicate that it is minded to grant unconditionally subject to the completion of a section 69 legal agreement based on a financial contribution of £4,000.

On a vote being taken, 4 Members voted for the amendment and 2 Members for the motion. Accordingly the amendment was declared carried.

(c) DC13/208 – Amendment of conditions 26 and 27 of permission DC06/295 (deletion of a footpath link and revisions to landscaping) at Keil School Development, Helenslee Road, Dumbarton by Bett 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 in further explanation of the application, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 3 hereto

(d) DC13/228 – Formation of new cemetery and associated works on land at Garshake Road, Dumbarton by West Dunbartonshire Council.

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 Access Officer in further explanation of the application and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 4 hereto

**STREET NAMING FOR NEW HOUSING DEVELOPMENT ON THE FORMER
CLYDEBANK COLLEGE SITE**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval of the street names for use within new housing development site on the former Clydebank College site.

The Committee agreed to approve the street names of Clarence Drive, Clarence Square and Clarence Crescent for use within the aforementioned new housing development site.

RECEIPT OF AN APPEAL IN RELATION TO THE REFUSAL OF APPLICATION DC13/168 FOR THE RETROSPECTIVE ERECTION OF A REAR GARDEN FENCE AND ACCESS GATE AT 81 KIRK CRESCENT, OLD KILPATRICK

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the receipt of a recent planning appeal.

The Committee agreed to note the receipt of this appeal.

EAST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval for this Council's response, detailed within Appendix 1 of the report, to the East Dunbartonshire Main Issues Report.

The Committee agreed that Appendix 1 to the report be submitted as West Dunbartonshire Council's response to the East Dunbartonshire Main Issues Report.

WEST DUNBARTONSHIRE COUNCIL TREE PRESERVATION ORDER NO.5: REQUEST FOR REMOVAL OF SIX TREES WITHIN GROUNDS OF ALEXANDRIA HEALTH & CARE CENTRE, MAIN STREET, ALEXANDRIA

A report was submitted by the Executive Director of Infrastructure and Regeneration on the above item.

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

- (1) to grant consent for the removal of the six trees on the grounds of public safety;
- (2) to note that a scheme of replanting is to be implemented; and
- (3) that the breach of causing irreversible damage to protected trees be reported to the Procurator Fiscal.

LOMONDGATE DEVELOPMENT

Having heard the Provost, the Committee agreed to congratulate the Planning and Building Standards Manager and the Planning Department on their achievement of receiving a commendation award in the new public and private partnership category at the Scottish Government's 2013 Quality in Planning Awards for their successful work on the Lomondgate Development.

The meeting closed at 2.57 p.m.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATION – 16 OCTOBER 2013

- Present:** Councillor Lawrence O'Neill
- Attending:** Keith Bathgate, Team Leader (Development Management);
Bernard Darroch, Lead Planner (Development Management)
- Apologies:** Councillors Gail Casey, Jim Finn, Jonathan McColl and John Mooney

SITE VISITS

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

Merkins Farm, Auchincarroch Road, Jamestown, Alexandria

DC12/028: Erection of ten wind turbines (max hub height 79m and max blade tip height 120m) with a total installed capacity of around 20MW, and associated works including meteorological mast, control building, ancillary infrastructure, temporary ground works and construction compound on land at Merkins Farm, Auchincarroch Road, Jamestown, Alexandria by Lomond Energy.

DC13/023: Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.

DC13/023 Conditions (listed building consent)

MINDED TO GRANT Permission 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. No alterations to the interior of the building shall take place until such time as full details of the internal layout of the unit(s) concerned, including details of alterations to the existing interior fixtures, have been submitted to and approved in writing by the local planning authority.
3. Prior to work commencing on site full details of the proposals to protect/retain the decorative columns and archways are to be submitted for the further approval of the Planning Authority and implemented as approved.
4. Prior to work commencing on site a Method Statement for the re-location of the balcony, from the second to first floor, is to be submitted for the further approval of the Planning Authority and implemented as agreed prior to the commencement of uses hereby approved.
5. Prior to work commencing on site, a Method Statement for the subdivision of the atrium shall be submitted to and approved in writing by the Planning Authority. This statement shall detail the method of construction and impact on existing fixtures, and shall also include details of what works would be necessary to remove the subdivision and reinstate the atrium to its original condition in the future should this ever be necessary.

DC13/023 Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The plans referred to as part of this decision are Drawing Nos:
AL(0) 01 Rev A, AL(0) 10, AL(0) 02, AL(0) 11, AL(0) 03, AL(0) 12, AL(0) 04, AL(0) 13, AL(0) 05, AL(0) 14, AL(0) 06, AL(0) 15, AL(0) 07

DC13/208 – Amendment of conditions 26 and 27 of permission DC06/295 (deletion of a footpath link and revisions to landscaping) at Keil School Development, Helenslee Road, Dumbarton by Bett Homes.

Permission GRANTED subject to the following conditions:-

1. Within three months of the date of this permission, details of a revised landscaping scheme (omitting the footpaths marked in red on the approved plan Keil/201 Rev AA) shall be submitted for the written approval of the planning authority. Such landscaping scheme shall include:-
 - (a) details of the phasing of the landscaping works relative to completion of phases of the approved housing development;
 - (b) completion of each phase of landscaping works during the next planting season following the completion of the building(s) in the applicable phase; and
 - (c) arrangements for 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 planning authority, 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. The developer is reminded that all trees planted will form part of the Tree Preservation Order which covers the site."

DC13/228 – Formation of new cemetery and associated works on land at Garshake Road, Dumbarton by West Dunbartonshire Council.

Permission GRANTED subject to the following conditions:-

1. 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. The drainage scheme shall include removal of any existing field drains from the interment area, and shall incorporate the principles of Sustainable Urban Drainage Systems within its design. No surface water may be shed onto the public road. The approved drainage arrangements shall thereafter shall be implemented as approved.
2. Prior to the commencement of works, full details of the design and location of all hard surfaces, walls, gate posts, railings, fences and bin stores to be installed on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
3. 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 with by the Planning Authority shall be carried out between 8 a.m. and 6 p.m. Monday to Friday, 8 a.m. to 1 p.m. on Saturdays and not at all on Sundays or Public Holidays.
4. A landscaping scheme for the site including the phasing of the landscaping 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 cemetery is in use. The landscaping shall thereafter be maintained in accordance with these details.
5. The developer shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the construction phase, and shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction or any other vehicles. Details of the measures to be implemented shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.
6. Prior to the commencement of development, a scheme for the control and mitigation of dust shall be submitted for the written approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction and identify measures to prevent or limit the occurrence and impact of such dust and thereafter shall be implemented as approved.
7. Prior to the commencement of development on site details of the final design and specification of all new and altered roads, footpaths and parking areas

shall be submitted to and approved in writing by the Planning Authority. Such details shall include:-

- Details of the vehicular access junctions onto Garshake Road, which shall incorporate sightline of not less than 2.5m by 90m by 1.05m at the main junction and 2m by 70m (SW)/45m (NE) by 1.05m at the memorial garden junction, unless otherwise agreed;
- Details of the design of new footways, including gradients;
- Details of any gates onto the public road, which must be at least 6m back from the carriageway and open into the site;
- Details of the location and design of the proposed traffic calming measures;

The approved works shall thereafter be implemented prior to the occupation of the development unless otherwise agreed in writing with the Planning Authority.

8. Prior to the occupation of the development, all roads, footpaths and car parking spaces within and serving the development shall be completed to their final specification.