

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 5 June 2013 at 10.00 a.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, David McBride, John Mooney*, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

*arrived later in the meeting.

Attending: Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apology: An apology for absence was intimated on behalf of Councillor Jonathan McColl.

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 at this point in the meeting.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 1 May 2013 were submitted and approved as a correct record.

PLANNING APPLICATION

Reports were submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications:-

New Applications:-

- (a) DC13/087: Erection of rear conservatory and formation of hard surface driveway (retrospective) at 11 Park Avenue, Dumbarton by Mrs Elaine Lawrie.**

Reference was made to the site visit which had been undertaken in respect of the above application.

The Planning and Building Standards Manager and the Network Management Services Co-ordinator were heard in further explanation of the application and the background relating thereto.

The Chair invited Mr Morrison and Mrs Roberts, local residents and objectors, to address the Committee. They made their views on the application known and were heard in answer to Members' questions.

Having heard the Planning and Building Standards Manager in further explanation of the report 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 1 hereto.

NOTE:- Councillor Mooney arrived during discussion of the above item and declared a non-financial interest in the items under the headings "Request For Deputation By Elaine Gilfillan" and "West Dunbartonshire Core Paths Plan – Amendment Of Core Path 98, Cochnohill, Clydebank", being the Chair of Fairley Community Council.

(b) DC13/035: Erection of residential development comprising 5 houses at Whiteford Crescent, Dumbarton by West Dunbartonshire Council.

Reference was made to the site visit which had been undertaken in respect of the above application.

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

(c) DC13/040: Erection of residential development comprising 10 flats and associated parking at Penniecroft Avenue, Dumbarton by West Dunbartonshire Council.

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) DC12/229 – Erection of care home with associated car parking, landscaping and upgrading of part of Garshake Road, on the land at the Former Waterworks, Garshake Road, Dumbarton by Runcastle Ltd.

Reference was made to the site visit which had been undertaken in respect of the above application.

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

Having heard the Planning and Building Standards Manager in further explanation of the report, 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.

(e) DC13/084: Erection of supported living centre and associated alterations to upgrade the existing access road on land at the Former Waterworks, Garshake Road, Dumbarton by Cornerstone.

Reference was made to the site visit which had been undertaken in respect of the above application.

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

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (a) that it was minded to grant approval of matters specified in conditions, subject to the satisfactory conclusion of consultations with the Environmental Health Service,
- (b) the conditions specified within the report details of which are contained within Appendix 5 hereto, and to any such additional conditions as may arise from the outstanding consultation; and
- (c) that authority be delegated to the Planning and Building Standards Manager to issue the decision notice.

(f) DC13/095: Erection of detached dwellinghouse on land to the south of the Water Works, Garshake Road, Dumbarton by Mr Raymond Quinn.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (a) that it was minded to grant full planning permission, subject to the satisfactory conclusion of consultations with the Environmental Health Service;
- (b) the conditions specified within the report, details of which are contained within Appendix 6 hereto, and to any such additional conditions as may arise from the outstanding consultation; and
- (c) that authority be delegated to the Planning and Building Standards Manager to issue the decision notice.

(g) DC13/093: Proposed change of Use from Vacant Retail Unit to Gym and Erection of a Two Storey Rear Extension at 11-12 Sylvania Way, Clydebank by HP Properties Ltd.

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

Having heard the Planning and Building Standards Manager in further explanation of the report, and in answer to Members' questions, Councillor Agnew, seconded by Councillor Finn moved that:-

The Committee agree to grant full planning permission subject to the conditions specified within the report.

As an amendment, Provost McAllister, seconded by Councillor Mooney moved that:-

The Committee refuse the application on the grounds that the proposed change of use would result in the loss of two retail units and would have an adverse effect on the vitality and viability of the town centre.

On a vote being taken, 3 Members voted for the amendment and 6 for the Motion, which was therefore carried, the conditions referred to in the motion being those detailed within Appendix 7 hereto.

- (h) **DC13/024: Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses; and 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.**

Reference was made to the site visit which had been undertaken in respect of the above application.

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

The Chair invited Mr Sider, the applicant and Mr Findlay, agent, to address the Committee. They both presented their case in support of the application and in answer to Members' questions.

Having heard the Planning and Building Standards Manager and Team Leader (Development Management) in further explanation of the report, the Committee agreed:-

- (a) to grant full planning permission (DC13/024) subject to the conditions specified within the report, details of which are contained within Appendix 8 hereto;
- (b) that the following additional condition be added:-

"No development shall commence until such time as amended plans showing the retention of the atrium continual through the full height of the building and such alterations to the upper floors as may be necessary to achieve the necessary subdivision have been submitted

to and approved in writing by the planning authority, in consultation with Historic Scotland and it shall be implemented as approved.”; and

- (c) that it was minded to grant listed building consent (DC13/023), subject to the conclusion of formal notification of Historic Scotland, to the conditions specified within the report, details of which are contained within Appendix 8 hereto, and any other conditions as may arise from the outstanding consultation; and
 - (d) that authority be delegated to the Planning and Building Standards Manager to issue the decision notice.
- (i) **DC13/099: Replacement of existing 20m high telecoms mast and 6no. antennas with new 20m high telecoms mast with 6no. antennas, 2no. 0.3 metre diameter dishes and 2no.equipment cabinets on land 85metres South East of Bellsmyre Avenue, Stirling Road, Dumbarton by Vodafone Limited.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 9 hereto.

REQUEST FOR DEPUTATION BY ELAINE GILFILLAN

In accordance with Standing Order 17, the Committee considered whether to receive a deputation from Elaine Gilfillan to present her case on Core Path 98.

The Committee agreed to receive the deputation and Ms Gilfillan was heard in further elaboration of her reasons for seeking to have Core Path 98 rerouted.

WEST DUNBARTONSHIRE CORE PATHS PLAN – AMENDMENT OF CORE PATH 98, COCHNOHILL, CLYDEBANK

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval of the diversion of Core Path 98 and the subsequent amendment of the Core Paths Plan.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to the diversion of Core Path 98 and the subsequent amendment of the Core Paths Plan.

PLANNING OBLIGATIONS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing of changes to the requirements for planning obligations.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note the contents of the report.

DEVELOPMENT PLAN UPDATE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (1) providing an update on the progress of Development Plan preparation; and
- (2) seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

Having heard the Planning and Building Standards Manager and the Team Leader - Forward Planning in further explanation of the report, the Committee agreed to approve the 2013 review of the Development Plan Scheme and Participation Statement contained within Appendix 1 to the report.

ANTONINE WALL MANAGEMENT PLAN 2013-2018 CONSULTATION DRAFT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (1) providing details of the consultation on a new Management Plan for the Antonine Wall; and
- (2) seeking approval of the Council's response to the consultation, as detailed within Appendix 1 to the report.

Having heard the Planning and Building Standards Manager and the Team Leader - Forward Planning in further explanation of the report, the Committee agreed to note the details of the consultation on a new Management Plan for the Antonine Wall and approved the comments within Appendix 1 to the report, subject to the amendment of the Council's response to Question 4 being "It is considered that the six long-term aims for period to 2043 identified are all-encompassing and no long-term aims have been omitted." as the Council's response to the consultation.

The meeting closed at 11.28 a.m.

APPENDIX 1

DC13/087: Erection of rear conservatory and formation of hard surface driveway (retrospective) at 11 Park Avenue, Dumbarton by Mrs Elaine Lawrie.

Permission was GRANTED subject to the following conditions:-

01. The materials to be used on the development hereby approved shall be roughcast to match the materials on the existing building.
02. Within 1 month of the date of this permission the applicant shall submit for the written approval of the Planning Authority details of noise mitigation measures to reduce the noise arising from rainfall on the conservatory roof. The approved noise mitigation measures shall thereafter be implemented within 3 months of the date of this consent.

Informatives

01. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice: A Notice of Completion of Development as soon as practicable once the development has been completed*
02. *The plans referred to as part of this decision are D2012/12-1, D2012/12-2, D/2012/12-3, D2012/12-4 JJ 2012/3-5, JJ 2012/3-6, JJ2012/3-7*
03. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

APPENDIX 2

DC13/035: Erection of residential development comprising 5 houses at Whiteford Crescent, Dumbarton by West Dunbartonshire Council.

Permission was 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 system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of the first property.
2. 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.
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 shall be implemented as approved.
4. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.
6. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
7. 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 the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
8. 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 Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
9. A landscaping scheme for 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 occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.

10. Existing flow pathways (along the road network), inclusive of those along Howatshaws Road, Whiteford Avenue and Whiteford Crescent, shall be protected and appropriately maintained such that flood waters are routed away from the site and do not increase flood risk elsewhere.
11. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. 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 shall include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.
12. 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 Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
13. Remediation of the 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 Planning Authority. On completion of the remediation works and prior to the houses being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
14. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a 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 in writing by the Planning Authority.

Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:

- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. *The plans referred to as part of this decision are Drawing No(s). AL(00)001, AL(00)002, AL(00)003, AL(00)004 Rev. C, AL(00)005, AL(00)006, AL(02)001 & AL(02)002.*
4. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

DC13/040: Erection of residential development comprising 10 flats and associated parking at Penniecroft Avenue, Dumbarton by West Dunbartonshire Council.

Permission was 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 system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of the first property.
2. 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.
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 works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.
6. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
7. 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 the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
8. 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 Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.

9. A landscaping scheme for 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 occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.
10. Existing flow pathways (along the road network), inclusive of those along Howatshaws Road, Whiteford Avenue and Whiteford Crescent, shall be protected and appropriately maintained such that flood waters are routed away from the site and do not increase flood risk elsewhere.

Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. *The plans referred to as part of this decision are Drawing No(s). AL(00)001, AL(00)002, AL(00)003, AL(00)004, AL(00)005, AL(00)006, AL(02)001, AL(02)002, AL(02)003, AL(02)004, CIVSA950002 Rev. A01 & CIVSA920101 Rev. A01.*
4. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.

DC12/229 – Erection of care home with associated car parking, landscaping and upgrading of part of Garshake Road, on the land at the Former Waterworks, Garshake Road, Dumbarton by Runcastle Ltd.

Permission was GRANTED subject to the following conditions:-

01. Exact details and specifications of all proposed external materials which shall include a sample of the proposed stone, facing brick, render and slate 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.
02. Notwithstanding the submitted details the proposed roof shall be finished in natural slate.
03. 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.
04. Prior to the commencement of works, full details of the design of all lighting, walls, fences and bin stores to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
05. The development shall not be occupied until the construction of the car park and upgrade of Garshake Road has been completed in accordance with the approved plans and to the standard specified in the adopted Roads Development Guide. The car park shall thereafter be kept available for parking at all times.
06. 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 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
07. A landscaping scheme for 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 occupation of the development. The landscaping scheme shall thereafter be maintained in accordance with these details
08. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. 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 shall include a site-specific risk

assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.

09. 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 Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to the written approval of the remediation strategy by the Planning Authority.
10. Remediation of the 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 Planning Authority. On completion of the remediation works and prior to the care home being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
11. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a 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 in writing by the Planning Authority.

Informatives

01. *The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.*
02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
 - a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
 - b) *A Notice of Completion of Development as soon as practicable once the development has been completed.*
03. *The plans referred to as part of this decision are Drawing No(s). 900 Rev. A, 901 Rev. A, 902 Rev. A, 903, 904, L0(21)001, L0(21)002, L0(90)003 & L0(21)003.900 Rev. A, 901 Rev. A, 902 Rev. A, 903, 904, L0(21)001,*

L0(21)002, L0(90)001, L0(00)001, L3(00)001 L0(90)002, L0(90)003 & L0(21)003.

- 04. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*
- 05. The applicant is advised to contact the Environmental Health Section (Tel. 01389 738290) prior to occupation of the premises to ensure that the kitchen facilities are appropriate and comply with the requirements of the Food Safety Act 1990 and the legislation/regulations made there under.*
- 06. The applicant is advised to contact the Environmental Health Section (Tel. 01389 738208) to ensure that the premises are appropriate and comply with the requirements of the Health & Safety at Work Act 1974 and the legislation/regulations made there under.*

APPENDIX 5

(DC13/084: Erection of supported living centre and associated alterations to upgrade the existing access road on land at the Former Waterworks, Garshake Road, Dumbarton by Cornerstone.

MINDED TO GRANT permission subject to the following conditions:-

01. Exact details and specifications of all proposed external materials which shall include a sample of the proposed stone and slate 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.
02. Notwithstanding the submitted details the proposed roof shall be finished in natural slate.
03. 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 shall be implemented as approved.
04. Prior to the commencement of works, full details of the design of all lighting, walls, fences and bin stores to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the occupation of the supported living centre.
05. The development shall not be occupied until the construction of the car park and upgrade of Garshake Road has been completed in accordance with the approved plans and to the standard specified in the adopted Roads Development Guide. The car park shall thereafter be kept available for parking at all times.
06. 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 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
07. A landscaping scheme for 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 occupation of the development. The landscaping scheme shall thereafter be maintained in accordance with these details

Informatives

01. *The applicant is advised that under the terms of Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 2 years from the date of this decision notice or within 3 years of the date when the relevant planning*

permission in principle was granted (whichever is the later of these two dates).

02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
 - a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
 - b) *A Notice of Completion of Development as soon as practicable once the development has been completed.*
03. *The plans referred to as part of this decision are Drawing No(s). 01 Rev. G, 02 Rev. F, 03 Rev. B, Loc, L(90)002, L(90)001, L(90)003, L(90)004 & L(91)001.*
04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

APPENDIX 6

DC13/095: Erection of detached dwellinghouse on land to the south of the Water Works, Garshake Road, Dumbarton by Mr Raymond Quinn.

MINDED TO GRANT permission subject to the following conditions:-

01. Exact details of all proposed external materials including the natural slate 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.
02. 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 Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any matters arising from the investigation shall be implemented as agreed with the Planning Authority.
03. 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.
04. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to the occupation of the house.
05. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no wall or fence other than a simple post and wire fence shall be formed along the frontage of the site adjacent to Garshake Road without an express grant of planning permission.
06. 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.
07. A landscaping scheme for 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 house. The scheme shall include details of suitable replacement planting for any trees that are required to be removed to accommodate the new house or any associated works, and shall include a hedgerow or tree planting along the front boundary of the site.

08. 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 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.

Informatives

01. *The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.*
02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
- a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
 - b) *A Notice of Completion of Development as soon as practicable once the development has been completed*
03. *The plans referred to as part of this decision are Drawing No(s). Loc., 01 Rev. B, 02 Rev. C & 03.*
04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

DC13/093: Proposed change of Use from Vacant Retail Unit to Gym and Erection of a Two Storey Rear Extension at 11-12 Sylvania Way, Clydebank by HP Properties Ltd.

Permission was 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.

Informatives

1. The drawings referred to in this consent are DRG.NO PL. 02, DRG.NO PL. 03, DRG.NO PL. 04, DRG.NO PL. E. 02, DRG.NO PL. E. 03 and DRG.NO PL. E. 04.
2. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
3. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed

DC13/024: Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses; and 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.

MINDED TO GRANT permission (DC13/023) subject to the following conditions:-

DC13/023 Conditions (listed building consent)

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.

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

MINDED TO GRANT permission (DC13/024) subject to the following conditions:-

DC13/024 Conditions (Full Planning Permission)

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. 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 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
3. 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.
4. Notwithstanding the submitted details and description of development , no planning permission is granted for the use of any part of the building for Class 2 uses (as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1992 (as amended)), and "Unit 1" or "Unit 2" shall remain as Class 1 (retail) units unless subject to a separate grant of planning permission.
5. The use of Unit 3, as identified on Drawing Nos. AL(0) 010 and AL(0) 011 as a public house, shall not take place until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This NIA shall be carried out by a suitably qualified person and include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the public house being brought into use and shall thereafter be retained in accordance with the approved scheme.

DC13/024 Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. 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

APPENDIX 9

DC13/099: Replacement of existing 20m high telecoms mast and 6no. antennas with new 20m high telecoms mast with 6no. antennas, 2no. 0.3 metre diameter dishes and 2no. equipment cabinets on land 85metres South East of Bellsmyre Avenue, Stirling Road, Dumbarton by Vodafone Limited.

Permission was GRANTED subject to the following conditions:-

01. Prior to commencement of works details of the colour/finish to be applied to all elements of the approved development shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
02. The proposed monopole and associated equipment shall be removed when it is no longer operational and the land restored to its former condition.

Informatives

01. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
02. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed