

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 25 June 2014 at 10.05 a.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Jonathan McColl and Tommy Rainey.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader (Forward Planning); John Stevenson, Section Head – Environmental Health; Raymond Walsh, Network Management Services Co-ordinator; Isabel Fellowes, Environmental Health Officer; Gavin Walsh, Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn, Lawrence O'Neill and Hazel Sorrell.

Provost Douglas McAllister 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 28 May 2014 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 27 May 2014, a copy of which forms Appendix 1 hereto, was submitted and noted.

VARIATION IN ORDER OF BUSINESS

Having heard Provost McAllister, Chair, the Committee agreed to vary the order of business as hereinafter minuted.

PLANNING APPLICATIONS

Reports were submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

- (a) **DC14/118 – Amendment to condition 30 of planning permission DC10/310 (to allow school sports pitches to be used by school aged children during school holidays and at weekends between 9am and 3.30pm) at Dumbarton Academy, Crosslet Road, Dumbarton by West Dunbartonshire Council.**

The Team Leader (Forward Planning) was heard in further explanation of the application and the background relating thereto.

The Team Leader (Forward Planning) referred to 8 objections and 1 representation supporting the proposal which had been received after the publication of the report and provided Committee with a summary of the reasons for objection.

The Chair, Provost McAllister invited Mrs Anne McQuillan, local resident, to address the Committee.

Mrs McQuillan made her views on the application known and was heard in answer to Members' questions.

The Chair, Provost McAllister then invited Mr Joseph Ferry and Mrs Jean Callander, local residents, to address the Committee.

Mr Ferry and Mrs Callander made their views on the application known.

The Chair, Provost McAllister then invited Ms Karen Docherty, Senior Section Leader – Resources and Admin, Educational Services, West Dunbartonshire Council, to address the Committee.

Ms Docherty read a statement from the Executive Director of Educational Services at West Dunbartonshire Council, the applicant, presenting his case in support of the application. Ms Docherty, the Team Leader (Forward Planning) and the Team Leader (Development Management) were heard in answer to Members' questions.

The Chair, Provost McAllister then invited Ms Audrey Ferrier, Football Development Officer at West Dunbartonshire Leisure Trust to address the Committee. Ms Ferrier was heard in explanation of her role within West Dunbartonshire Leisure Trust and provided further information on how sports Development Summer Camps were operated. Ms Ferrier was also heard in answer to Members' questions.

The Chair, Provost McAllister then invited the Section Head – Environmental Health and the Environmental Health Officer to provide further information on

the Environmental Health Service response to the application. Mr Stevenson and Ms Fellowes were heard in further clarification and in answer to Members' questions.

Councillor McColl moved a motion, Councillor Rainey indicated that he was minded to second the motion subject to clarification. Having heard Councillor McColl in further clarification of his motion and having heard the Legal Officer in response to Members' questions, Councillor McColl withdrew his motion.

The Committee agreed that:-

The external sports pitches on the site shall not be used or made available for hire to groups or at times outwith those specified as follows:

- a) Use by Dumbarton Academy (including sports clubs, teams and events associated therewith) between the hours of 9am to 8pm Monday to Friday and 9am to 5pm Saturday and Sunday; and
- b) Use by West Dunbartonshire Leisure Trust for its planned programme of children's football camps between 9am and 3pm on Mondays to Fridays during the 2014 school summer holiday period only.

(b) DC14/008 – Formation of a new footpath using concrete “ty-blocs” with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty.

Having heard the Team Leader (Forward Planning) 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 2 hereto.

(c) DC14/087 – Formation of new road junction including traffic signals and associated works relating to revised car parking and landscaping at Castle Street, Dumbarton by West Dunbartonshire Council.

Having heard the Team Leader (Forward Planning) and the Network Management Services Co-ordinator 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 3 hereto.

DEVELOPMENT PLAN UPDATE

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (a) providing an update on the progress of Development Plan preparation; and

- (b) seeking approval of the annual review of the Development Plan Scheme and Participation Statement, as detailed within Appendix 1 to the report.

Having heard the Team Leader (Forward Planning) in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the 2014 review of the Development Plan Scheme and Participation Statement.

GLASGOW PROPOSED CITY DEVELOPMENT PLAN

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (a) advising of the publication of the Proposed City Development Plan for Glasgow; and
- (b) seeking approval for this Council's proposed response, detailed within the report, to the Plan.

Having heard the Team Leader (Forward Planning) in further explanation of the report, the Committee agreed that a response be submitted to Glasgow City Council supporting the Plan on the following basis:-

- protection of the green belt to the west of the city;
- focus of housing development opportunities on brownfield land;
- support of the city centre and other town centres; and
- identification of the Fastlink project along the north bank of the River Clyde.

LOCH LOMOND & THE TROSSACHS NATIONAL PARK MAIN ISSUES REPORT

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (a) advising of the publication of the Main Issues Report for Loch Lomond & The Trossachs National Park; and
- (b) seeking approval for this Council's proposed response, detailed within Appendix 1 to the report, to the Main Issues Report.

Having heard the Team Leader (Forward Planning) in further explanation of the report, the Committee agreed that Appendix 1 to the report be submitted to the National Park Authority as this Council's response to the Main Issues Report.

**WEST DUNBARTONSHIRE CORE PATHS PLAN - AMENDMENT TO CORE
PATH 56, LANG CRAIG'S WOOD, DUMBARTON**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval of an amendment to Core Path 56 in the West Dunbartonshire Core Paths Plan.

The Committee agreed the approval of an amendment to Core Path 56 in the West Dunbartonshire Core Paths Plan.

The meeting closed at 11.19 a.m.

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PLANNING COMMITTEE

NOTE OF VISITATION – 27 MAY 2014

Present: Councillors Gail Casey and Denis Agnew

Attending: Pamela Clifford, Planning & Building Standards Manager and Alan Williamson, Team Leader (Forward Planning)

Apologies: Councillor Jim Finn

SITE VISIT

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

- (a) DC13/276 – Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Ltd.

APPENDIX 2

DC14/008 – Formation of a new footpath using concrete “ty-blocs” with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty.

1. 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.
2. The total number of heavy vehicles depositing material to this site and in conjunction with any other planning consent at Sandpoint Marina shall be limited to a maximum number of 60 vehicles per day.
3. Prior to the commencement of works, full details of the design and location of the fence to be erected on site shall be submitted for the further written approval of the Planning Authority and shall thereafter be implemented as approved.
4. No additional waste material shall be imported onto the site and deposited for use as part of this development.
5. The development shall be undertaken in accordance with the method of operations described in the letter submitted by Daly Planning & Design dated 21 February 2014 unless otherwise approved in writing by the Planning Authority.

DC14/087 – Formation of new road junction including traffic signals and associated works relating to revised car parking and landscaping at Castle Street, Dumbarton by West Dunbartonshire Council.

1. Exact details and specifications of all ground surfaces, bins, seating, external lighting, railings and walls shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented prior to the junction being operational.
2. Notwithstanding the approved plans, final landscaping details shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented the next planting season following the implementation of the new junction.
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 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
4. 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.
5. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant agreed by the West Of Scotland Archaeology Service and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

APPENDIX 4

DC14/118 – Amendment to condition 30 of planning permission DC10/310 (to allow school sports pitches to be used by school aged children during school holidays and at weekends between 9am and 3.30pm) at Dumbarton Academy, Crosslet Road, Dumbarton by West Dunbartonshire Council.

1. Landscaping of the site shall remain in accordance with the approved landscaping scheme agreed under planning permission DC10/310. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species.
2. The floodlights shall be maintained in accordance with details approved under planning permission DC10/310. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.
3. The floodlights shall be switched off and shall not be in use after 8pm Monday to Friday and 5pm on Saturdays and Sundays.
4. The actions arising from the School Travel Plan and Workplace Travel Plan approved under planning permission DC10/310 shall be maintained hereafter.
5. No development including any landraising shall be carried out in the functional floodplain which forms part of the application site (0.5% annual probability) as shown on Figure 3 Rev B (Proposed Site Plan) prepared by Jacobs dated June 2011 as a part of planning permission DC10/310.
6. The external sports pitches on the site shall not be used or made available for hire to groups or at times outwith those specified as follows:
 - (a) Use by Dumbarton Academy (including sports clubs, teams and events associated therewith) between the hours of 9am to 8pm Monday to Friday and 9am to 5pm Saturday and Sunday; and/or
 - (b) Use by other supervised groups of children of school-age or younger between the hours of 9am to 3.30pm on any day of the week (including school holiday periods and weekends)