

Agenda



Elected Members' Pre-Application Meeting

Date: Wednesday, 26 April 2017

Time: **11:30 or immediately following** the meeting of the Planning Committee which commences at 10.00

Venue: Council Chambers,
Clydebank Town Hall, Dumbarton Road, Clydebank

Contact: Craig Stewart
Tel: 01389 737251 craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend the **Elected Members' Pre-Application Meeting – Extension and Associated Works at Kilmalid Bottling Plant, Stirling Road, Dumbarton** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Provost Douglas McAllister
Councillor Denis Agnew
Councillor George Black
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Jim Finn
Councillor William Hendrie
Councillor David McBride
Councillor Jonathan McColl
Councillor Michelle McGinty
Councillor Patrick McGlinchey
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Ian Murray
Councillor Lawrence O'Neill
Councillor Tommy Rainey
Councillor Gail Robertson
Councillor Martin Rooney
Councillor Kath Ryall
Councillor Hazel Sorrell

Strategic Lead - Regulatory

Date issued: 20 April 2017

ELECTED MEMBERS' PRE-APPLICATION MEETING

WEDNESDAY, 26 APRIL 2017

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

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

3. PRESENTATION ON EXTENSION AND ASSOCIATED WORKS AT KILMALID BOTTLING PLANT, STIRLING ROAD, DUMBARTON

A presentation will be given on the above proposal.

4. EXTENSION AND ASSOCIATED WORKS AT KILMALID BOTTLING PLANT, STIRLING ROAD, DUMBARTON

(Pages 5 – 13)

Submit a briefing note by the Planning & Building Standards Manager:-

- (a) advising of the forthcoming major planning application for the Extension and associated works at Kilmalid Bottling Plant, Stirling Road, Dumbarton; and
 - (b) providing an opportunity to highlight any additional issues which should be considered by the applicant.
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Extension and Associated Works at Kilmalid Bottling Plant Stirling Road, Dumbarton

Elected Members' Pre-Application Meeting: 26 April 2017

1. Purpose

The purpose of this briefing note is to advise Members of a forthcoming major planning application, and to give Members an opportunity to highlight any additional issues which they consider the application ought to address. The merits of the proposal are not being considered, and no decision will be made at this stage. The procedures and protocol for Elected Member involvement at the pre-application stage were agreed by the Planning Committee on 27 August 2014, and a copy of the procedures and protocol is attached.

2. Background

Chivas Brothers Ltd has been operating the bottling plant at Kilmalid for many years and it is an integral part of the Vale of Leven Industrial Estate. Recently they announced that their facility at Paisley was to close and staff and production were to be moved to the Kilmalid site. Consequently, in order to cater for the expansion at Kilmalid, an extension to the bottling facility is required.

The proposal is to provide a new bottling facility and new access to the site. A Proposal of Application Notice (PAN) was submitted to the Council in January 2017. In accordance with the regulations for pre-application consultation, a public event was held in Alexandria in March. The applicant has also submitted a screening opinion in order to determine if the application requires an Environmental Impact Assessment to be undertaken.

3. Site

The site is accessed from Stirling Road and is in close proximity to the A82 and the towns of Alexandria and Dumbarton. It is bounded by the River Leven to the west and by other industrial uses within the Vale of Leven industrial estate to the north and east. To the south, the site is separated from the A82 by agricultural land.

4. Development Details

The proposal involves a new building which will house a new bottling plant facility. A layout plan has been submitted which shows the location of a new

building which would cover an area of 12,000sq.m and reach a maximum height of 13m. The development would include office, delivery, processing, bottling, packaging and despatch facilities as well as an additional parking area. Details of the design and materials for the building have not been provided at this stage. The existing access from Stirling Road would be reused however a further temporary access in the event of an emergency is proposed to the north of the site.

5. Planning Policies

In the adopted plan, part of the site is identified under Policy LE 1A as an industrial opportunity specifically for the expansion of the Kilmalid bottling plant. This policy states that the Council will look favourably on expansion proposals for this site subject to no other suitable sites being available, minimising any landscape or visual impacts and that a masterplanning exercise for the whole site is undertaken.

The remainder of the development site is located in the green belt which is also identified as a local nature conservation site. Policy GB1 states that there is a general presumption against development in the green belt unless certain criteria is met and includes that there is a specific locational requirement and established need for the development and it cannot be accommodated on an alternative site. Policy E3A requires proposals to ensure that they do not have an adverse effect on the integrity or character of a local conservation site.

The West Dunbartonshire Local Development Plan (Proposed Plan) 2016 identifies the site as being within the Lomondgate and Vale of Leven Industrial Estate Changing Place, the strategy for which includes support for business and industrial uses on identified sites. The development site includes land which is identified as an industrial opportunity but also areas of land designated as green belt and which forms part of a local nature conservation site. Policy DS1 is applicable to all development and aims to ensure that the development contributes to creating a successful place by having regard to the six qualities of a successful place: distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant and welcoming.

Other key policies to consider will be DS3, GN1, GN3 and GE1 which relate to sustainable travel, the green network, local nature conservation and industrial development opportunities.

6. Main Issues

It is considered that the main issues requiring to be addressed as part of any planning application will include the following:

Land Use Policy – although the site is within the Vale of Leven industrial Estate, part of the extension area is designated as green belt and the applicant will be

required to justify why this is a suitable location for this development and that there are no alternative site on which it could be located.

Natural Environment – part of the extension area is designated as a local nature conservation site and the applicant will have to demonstrate that there are no adverse impacts as a result of the development on the natural environment.

Transportation Impacts - the proposal has the potential to increase traffic to and from the site, particularly on Stirling Road and the A82. It will also be necessary to include measures to maximise the use of sustainable means of travel.

Parking - it will be necessary to ensure that there is adequate parking provided on site for the expanded facility without parking becoming an overly dominant feature of the development or cause any problem in the surrounding area.

Impacts on Residents - the impact of the development upon the existing residential properties on the opposite side of the River Leven will require to be considered. The proposals are likely to result in increased traffic, deliveries and potentially noise. The impact of construction activities upon existing residents should also be considered.

Flooding – due to the proximity of the River Leven, it will be necessary for any development on this site to address flood risk and provide a suitable drainage strategy.

Contaminated Land – due to the previous industrial uses nearby, it is likely that a site investigation will be required and any contamination that is discovered will need to be addressed.

Design of the Building – to ensure that it is appropriate in terms of design and materials for the surrounding area and buildings.

Hazardous Substances – due to the nature of the facility, it is classed as a hazardous installation. Hazardous substances consent will be required and the development will be assessed accordingly.

7. Next Steps

All Elected Members are invited to attend a presentation on the proposals by Chiva Brothers, and to participate in a subsequent discussion.

Following the pre-application meeting, Chivas Brothers intend to finalise their planning application for submission in the near future. 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 representations. The application would then be presented to a future Planning Committee and the Full Council if required, for determination.

Pamela Clifford

Planning & Building Standards Manager

Date: 13 April 2017

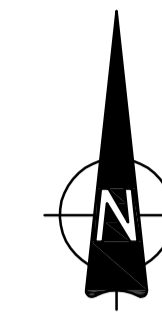
Appendix 1:

“Protocol 3 – Elected Member involvement in Pre-Application Discussions”

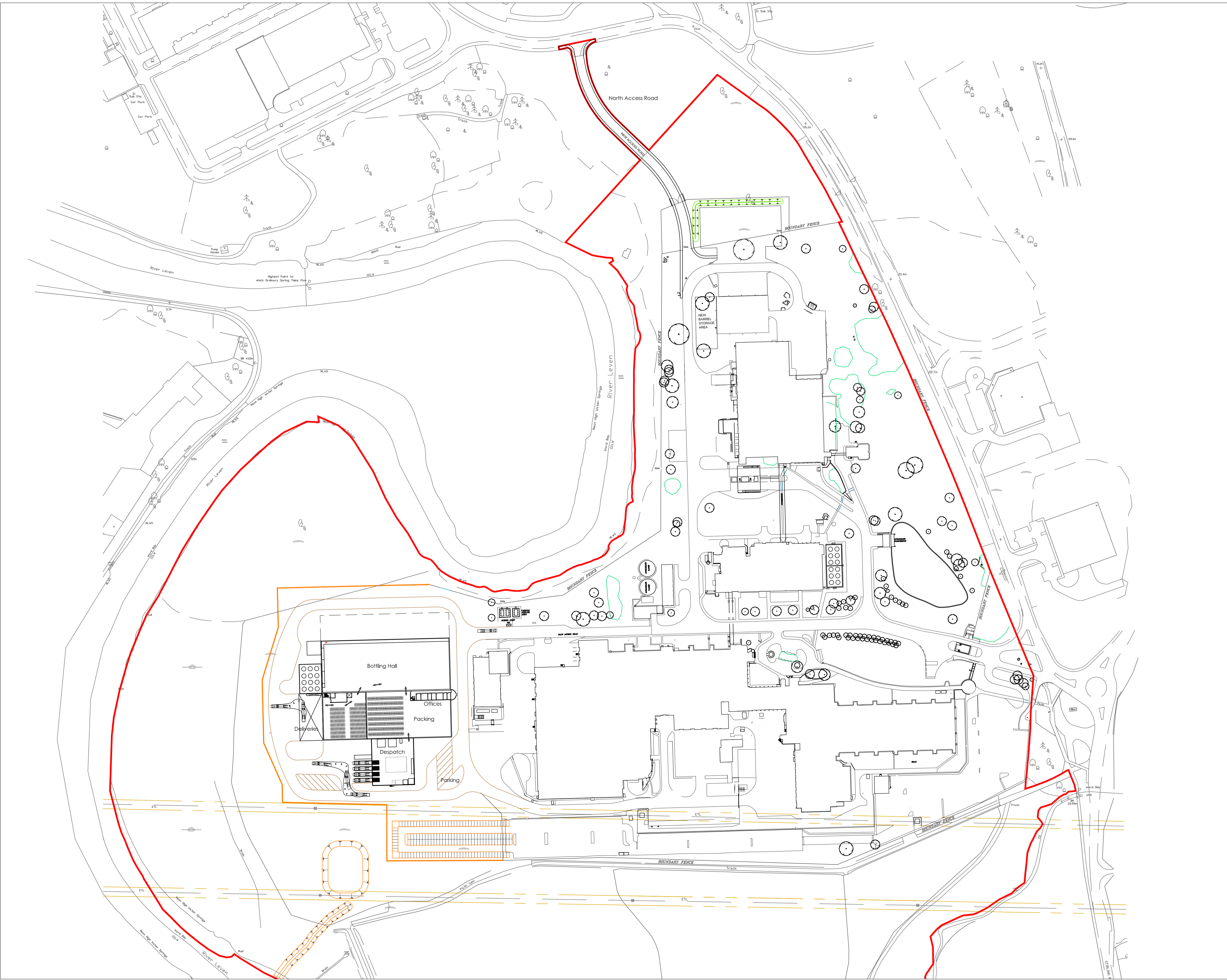
“Planning Procedures for Councillor Involvement in the Pre-application Stage”

Background Papers: Site Plan

Wards affected: 2 (Leven)



- Application Boundary
- Proposed Security Fence



Rev.	Description	Date	Initials	Checked
C	Drawing scale changed to include north access road	19.04.17		
B	Contour levels added for 4.0 & 4.5	20.03.17		
A	Existing fuel pump and transformer locations omitted	14.03.17		
Status: PLANNING : PRE APPLICATION CONSULTATION				
Client:		CHARLES SCOTT & PARTNERS CONSULTING ENGINEERS		
Chivas Brothers Ltd Kilmald, Stirling Road Dumbarton G82 2SS				
Location:		Venlaw Building 349 Bath Street Glasgow G2 4AA Tel: 0141 331 2454 Fax: 0141 332 2873 www.csandp.co.uk		
Project Saturn Kilmald, Stirling Road Dumbarton G82 2SS				
Drawing Title:		Block Plan		
Date:	Drawn by:	Scale:	Checked:	Date:
19.04.17	CS	1:1000		
Project Ref:	8254	Eng. No.:	A-P-101	Rev.:
				C

PROTOCOL 3 - ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION DISCUSSIONS

Background

West Dunbartonshire Council is committed to engaging with developers at the pre-application stage. This Council has agreed procedures for elected member involvement in the pre-application stages of major development proposals. Recently, the Scottish Government has issued guidance on the role of Councillors in pre-application discussions. Councillors are encouraged to engage at the pre-application stage and to add value to the process while continuing to act within the terms of the Councillors Code of Conduct.

Purpose

To engage Councillors at the pre-application stage on major and complex developments that are key to the Council's strategic priorities and objectives. Appropriate local development may also benefit from this process.

Role

To allow early engagement with elected members to identify key and significant local issues at an early stage of the planning process rather than only emerging in the course of a planning application.

Function

To achieve high quality development as efficiently and effectively as possible by engaging elected members at an early stage.

- To better inform Councillors of development that would be subsequently presented to Planning Committee;
- To give a degree of certainty and confidence to developers by identifying key and local issues earlier;
- To reduce abortive costs by failed applications or redesign work;
- To assist officers to negotiate on key issues;
- To foster greater efficiency in the processing of the subsequent application.

What you can expect of us:

- Offered for all major or complex development or other local development which we would consider would benefit from early input from elected members;
- Consistent and transparent procedure for involving all elected members;
- Ensuring that pre-application meeting is arranged for the earliest date at the end of a Planning Committee meeting or a Special Meeting held;
- Briefing note prepared by officers of the main issues and development policies and circulated before the meeting;
- Invitation to all elected members to the presentation;
- Opportunity to hear from the elected members directly;
- Clearly identified on the agenda of Planning Committee or Special Meeting as different from other items;
- Elected members being open-minded to all material considerations and are prepared to change their views if persuaded they should;
- Meeting will be minuted and will be available publicly;
- Advised of all the relevant procedures. With procedures regularly reviewed to ensure openness and accountability.

What we expect of you:

- Openness and transparency regarding your development proposal;
- Commitment to provide as much information at this early stage;
- Opportunity to make a short presentation of draft proposals;
- Commitment to give weight and consideration to issues raised by elected members.

Contact

If you require more information about this service please contact:

Pamela Clifford
Planning and Building Standards Manager
Council Offices
Rosebery Place
Clydebank
G81 1TG
Tel no: 01389 73 8656
Email: pamela.clifford@west-dunbarton.gov.uk

West Dunbartonshire Council

Planning Procedures for Councillor Involvement in the Pre-application Stage

1. A pre-application meeting will take place either at the conclusion of the Planning Committee or a Special Meeting will be set up.
2. A briefing note will be produced by planning officers. This will detail the main issues of the proposal together with the relevant development plan policies. No recommendation will be provided.
3. The developer will be offered the opportunity to make a short presentation. This allows members to hear directly from the developer and discuss issues with guidance from officers.
4. The briefing note will be circulated at least 3 working days before the relevant meeting.
5. Members will be advised by the Planning and Building Standards Manager or their representative of the purpose of the meeting and that no decision is sought and no matters should be determined.
6. The meeting will be chaired by the Planning and Building Standards Manager or their representative.
7. The meeting will be open to the public. However members of the public will not be able to make representations or participate. They will be advised that after an application has been submitted they will be entitled to make representations.
8. All Councillors will be invited to attend and they will be able to participate in the meeting.
9. Councillors should have regard to the Councillors Code of Conduct that they can provide a provisional view however any opinions or views expressed must be mindful of the overarching requirements of fairness and impartiality and of keeping an open mind.
10. Councillor should have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.
11. The minutes of the meeting will be recorded and will be available publicly.