

REGULATORY COMMITTEE (PLANNING)

At a meeting of the Regulatory Committee (Planning) held in the Council Chambers, Council Offices, Rosebery Place, Clydebank on Wednesday, 7 August 2002 at 10.00 a.m.

Present: Councillors Mary Campbell, Linda McColl, Ronnie McColl, Duncan McDonald, Ian McDonald, Connie O'Sullivan, Iain Robertson and John Syme.

Attending: Tim Huntingford, Chief Executive; Irving Hodgson, Head of Planning and Development; Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager; Kevin Neeson, Section Head, Planning and Building Control; and Craig Stewart, Administrative Assistant.

Apologies: An apology for absence was intimated on behalf of Provost Alistair Macdonald.

Councillor Iain Robertson in the Chair

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Committee held on 5 June 2002 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 27 May 2002, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

(a) DC01/304 – Change of use from shop to café/coffee house (retrospective) at 66 Dumbarton Road, Duntocher

Reference was made to the site visit which had been undertaken in respect of this application. Having heard the Planning and Development Manager and after discussion, the Committee agreed to indicate that it was minded to grant planning permission, contrary to the recommendation of the Director, subject to additional information being submitted by the applicant which would require to be to the Director's satisfaction.

(b) DC01/001 – Alteration and extension to existing shopping centre including the formation of glazed canopies and façade improvements at 1-35 College Way and 42-76 High Street, Dumbarton

Having heard the Head of Planning and Development provide an update on the current position of a study into the car parking element associated with this application, it was agreed that the application be continued to the next meeting of the Committee for consideration.

(c) DC01/241 – Formation of driveway and access and erection of fencing (retrospective) at 67 Mountblow Road, Clydebank

Reference was made to the site visit which had been undertaken in respect of this application. The Committee then heard representations from Councillor McCafferty, the local Member, who had requested permission to address the Committee on the application.

After discussion, Councillor R. McColl, seconded by Councillor I. McDonald, moved:-

That the application be approved, contrary to the recommendation of the Director, subject to a condition concerning the staining/painting of the fence to a suitable colour, to the satisfaction of the Director of Economic, Planning and Environmental Services.

As an amendment, Councillor Campbell, seconded by Councillor D. McDonald, moved:-

That the application be refused for the reason detailed in the Director's report.

On a vote being taken, two Members voted for the amendment and seven Members voted for the motion. The motion was accordingly declared carried.

(d) DC01/430 – Change of use from Class 1 to hot food takeaway at 46 Dumbarton Road, Duntocher, Clydebank

After discussion, the Committee agreed that the application be refused for the reasons specified in the Director's report, details of which are contained in Appendix 2 hereto.

(e) DC02/024 – Change of use of shop to bookmakers at 1 Old Street, Duntocher, Clydebank

The Planning and Development Manager provided an update on two objections that had been received since the preparation of the report. The applicant's agent had asked to be heard and he and the objectors had been invited to attend the meeting. The Committee noted that none of the objectors were present but one objector had intimated that she was unable to attend the meeting and had requested that her written comments be heard instead. The position was noted in relation thereto. The Convener, Councillor Robertson, explained the procedure which the Committee would follow when dealing with this application. The agent for the applicant, Mr. Johnston, was invited to address the Committee and spoke in support of the application.

After discussion, the Committee agreed to grant planning permission, subject to:-

- (1) the conditions specified in the Director's report (with a revised Condition 2), details of which are contained in Appendix 2 hereto; and
- (2) Condition 2 being revised to read "Business/Opening times shall be restricted to the hours from 9.00 a.m. to 10.00 p.m. daily".

It was noted that concerns over adequate soundproofing of the premises would be dealt with by means of the Building Warrant.

(f) DC01/195 – Installation of Lighting Scheme (retrospective) at World of Golf, 2700 Great Western Road, Clydebank

Having heard the Planning and Development Manager, the Committee agreed to grant planning permission subject to:-

- (1) the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto; and
- (2) the words "a maximum of" being added before the word "seven" in Condition 2.

(g) DC02/034 – Erection of single storey ward and extension to building at St. Margaret's Hospice, East Barns Street, Clydebank

Having heard the Planning and Development Manager advise that the Civil Aviation Authority had expressed no adverse comments on the application, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(h) DC02/050 – Erection of Telecommunications Pole, Antennas and Equipment Cabinet at Wester Cochno Holdings, Cochno Road, Clydebank

The Committee agreed that the application be refused for the reasons outlined in the Director's report, details of which are contained in Appendix 2 hereto.

(i) DC02/088 – Installation of French Windows, Patio and Fence at 30/4 Crown Avenue, Clydebank

The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

PLANNING APPEAL DECISIONS – THE RADNOR PARK HOTEL, KILBOWIE ROAD, CLYDEBANK; OVERTON ROAD, ALEXANDRIA; AND 88 HIGH STREET, DUMBARTON

A report was submitted by the Director of Economic, Planning and Environmental Services informing of the decision of the Scottish Executive Inquiry Reporters Unit in respect of:-

- (a) an appeal against the Council's refusal of planning permission for the installation of 3 antennas and 3 microwave dishes at the Radnor Park Hotel, Kilbowie Road, Clydebank;
- (b) an appeal against the Council's refusal of planning permission for the erection of a dwellinghouse on the edge of the built-up area of Alexandria at Overton Road; and
- (c) an appeal against the refusal under delegated powers of planning consent for a change of use of a vacant shop to an amusement centre at 88 High Street, Dumbarton.

The Committee noted that these appeals had been dismissed.

REVIEW OF STRATEGIC PLANNING – REPORT ON CONSULTATION PAPER

A report was submitted by the Director of Economic, Planning and Environmental Services informing of the publication of a report on the Review of Strategic Planning and advising on the implications for land-use planning in West Dunbartonshire and on the next steps proposed by the Scottish Executive.

After discussion and having heard the Planning and Development Manager in answer to Members' questions, the Committee agreed:-

- (a) that the contents of the report be noted; and
- (b) to note the implications for land-use planning in West Dunbartonshire as a result of these proposals to modernise the planning system.

ARGYLL AND BUTE STRUCTURE PLAN

A report was submitted by the Director of Economic, Planning and Environmental Services informing of the publication of proposed modifications to the Argyll and Bute Structure Plan and recommending this Council's response thereto.

After discussion, the Committee agreed:-

- (a) to welcome the proposed modifications issued by the Scottish Executive in respect of the Argyll & Bute Structure Plan; and
- (b) that West Dunbartonshire Council formally respond to the Scottish Executive confirming that this Council does not wish to raise any objections to the modifications that have been proposed.

PROPOSED CHANGES TO THE PROVISIONS FOR PRIVATE SECTOR HOUSING IMPROVEMENT AND REPAIR GRANTS

A report was submitted by the Director of Economic, Planning and Environmental Services informing of proposed changes to the regime for repair and improvement grants for private sector housing arising from implementation of Part 6 of the Housing (Scotland) Act 2001.

After discussion and having heard the Planning and Development Manager in answer to Members' questions, the Committee agreed that the contents of the report be noted.

The meeting closed at 10.51 a.m.

REGULATORY COMMITTEE (PLANNING)

NOTE OF VISITATIONS – 27 MAY 2002

Present: Councillors Ronnie McColl, Duncan McDonald, Connie O’Sullivan and John Trainer.

(The above lists all Councillors who attended at least one site visit and includes a Member who is not in membership of the Regulatory Committee (Planning)).

Attending: Alasdair Gregor, Planning and Development Manager and Craig Stewart, Administrative Assistant – Legal and Administrative Services.

Apologies: Apologies for absence were intimated on behalf of Provost Alistair Macdonald and Councillors Linda McColl, John Syme and Iain Robertson.

SITE VISITS

With reference to the Minutes of Meeting of the Regulatory Committee (Planning) held on 1 May 2002, site visits were undertaken in connection with the undernoted planning applications:-

- (1) DC01/304 – Change of use from shop to café/coffee house (retrospective) at 66 Dumbarton Road, Duntocher, Clydebank.
- (2) DC01/410 – Erection of 3 antennas, 1 microwave dish and equipment cabin behind a GRP shroud at West Highway Hotel, Great Western Road, Duntocher, Clydebank.
- (3) DC01/452 – Erection of telecommunications pole and equipment cabins at Kyle Terrace, Dumbarton.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
REGULATORY COMMITTEE (PLANNING) ON 7 AUGUST 2002**

**DC01/241 – Formation of driveway and access and erection of fencing
(retrospective) at 67 Mountblow Road, Clydebank for Mr & Mrs Gray**

Permission GRANTED subject to the following condition:-

1. The fence shall be stained/painted to a suitable colour, to the satisfaction of the Director of Economic, Planning and Environmental Services.

**DC01/430 – Change of use from Class 1 to hot food takeaway at 46 Dumbarton
Road, Duntocher, Clydebank for Mr R. Mo**

Permission REFUSED for the following reasons:-

1. The proposed development is contrary to Policy H4 of the adopted local plan and Policy H5 of the final local plan in that the hot food takeaway would adversely affect the amenity of the area by virtue of noise and disturbance, particularly in the evening.
2. The application site cannot fulfil the requirements of the Council as Roads Authority in terms of parking and servicing facilities and as a result would have an adverse impact on both vehicular and public pedestrian safety.

**DC02/024 – Change of use of shop to bookmakers at 1 Old Street, Duntocher,
Clydebank for Sean Graham Bookmakers per Watts & Partners**

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Business/Opening times shall be restricted to the hours from 9.00 a.m. to 10.00 p.m. daily.

DC01/195 – Installation of Lighting Scheme (Retrospective) at World of Golf, 2700 Great Western Road, Clydebank for Ashtour Ltd. per AL Project Services

Permission GRANTED subject to the following conditions:-

1. That the lights in the car park and short practice area shall operate at all times to ensure there is no glare to users of the A82 to the satisfaction of the Director of Commercial and Technical Services.
2. That on closure of the facility to the public at 11.30 p.m. the number of lights that shall remain in operation on the roof of the driving range building will be a maximum of seven.
3. That the two areas of landscaping hereby approved shall be maintained to the satisfaction of the Director of Economic, Planning & Environmental Services to ensure a suitable screen is maintained on this boundary of the site.

DC02/034 – Erection of single storey ward and extension to building at St. Margaret's Hospice, East Barns Street, Clydebank for St. Margaret's Hospice per Alan J. Scott Architects

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services prior to any work commencing on the site.
3. Within 6 months of the development being completed or brought into use, a scheme of planting for which the approval of the Director of Economic, Planning & Environmental Services must be obtained shall be carried out, and thereafter all such trees and shrubs shall be maintained and replaced where necessary to his satisfaction.
4. The developer shall arrange for any alterations, deviation and reinstatement of statutory undertakers and utilities apparatus necessitated by this proposal, at their own expense.

5. The ward will be constructed and designed to ensure a minimum attenuation of 20dB (ref 2×10^{-5} Pa) between the frequency range 100 to 3150 Hertz in respect of aircraft noise and sound test results must be produced and submitted to the Council to ensure compliance to the satisfaction of the Council as Planning Authority. The ward shall not be occupied until the Council have given their approval in writing that the test results are acceptable.

DC02/050 – Erection of Telecommunications Pole, Antennas and Equipment Cabinet at Wester Cochno Holdings, Cochno Road, Clydebank for Hutchison 3G UK Ltd. per James Barr Consultants

Permission REFUSED for the following reasons:-

1. The erection of the telecommunications mast and associated ancillary development is contrary to Policy GD8 of the Clydebank District Local Plan and Policy DC4 of the finalised Clydebank Local Plan 2001 as it introduces a visually prominent element into the landscape at this Greenbelt location which has an adverse visual effect on the site and surrounding area and results in a proliferation of telecommunication masts at this locality.
2. The erection of the telecommunications mast and associated ancillary development contravenes the advice given in National Planning Policy Guideline 19 and Planning Advice Note 62 on Radio Telecommunications Developments which emphasises the sharing of sites and facilities with the erection of a new ground based mast being the last option.
3. The applicant has not demonstrated that the site chosen fully accords with the advice given in NPPG 19 and PAN 62 in terms of the siting and design of the apparatus and the range of alternative site options and the development has an adverse visual effect on the site and surrounding area.

DC02/088 – Installation of French Windows, Patio and Fence at 30/4 Crown Avenue, Clydebank for Ms A. Christie per Brian John

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. The fence hereby approved shall be scalloped in design, as per the drawings submitted, with the maximum height of the fence being 1.5 metres, and the low point of the scallop being a maximum of 1.2 metres in height.

