

Agenda



Elected Members' Pre-Application Meeting

Date: Wednesday, 28 June 2017

Time: **11:00 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 – Queens Quay District Heating System** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Provost William Hendrie
Councillor Denis Agnew
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Jim Finn
Councillor Daniel Lennie
Councillor Caroline McAllister
Councillor Douglas McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Sally Page
Councillor Martin Rooney
Councillor Brian Walker

Strategic Lead - Regulatory

Date issued: 19 June 2017

ELECTED MEMBERS' PRE-APPLICATION MEETING

WEDNESDAY, 28 JUNE 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 QUEENS QUAY DISTRICT HEATING SYSTEM

A presentation will be given on the above proposal.

4. QUEENS QUAY DISTRICT HEATING SYSTEM

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

- (a) advising of the forthcoming major planning application for a proposal in partnership with the Council to deliver an Energy Centre that will serve not only the Queens Quay site but also the wider Clydebank area; and
 - (b) providing an opportunity to highlight any additional issues which should be considered by the applicant.
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Queens Quay District Heating System

Elected Members' Pre-Application Meeting: 28th June 2017

1. Purpose

The purpose of this briefing note is to advise Members of a forthcoming 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 as an appendix.

2. Background

Planning permission in principle was granted in September 2016 for a mixed use development comprising predominantly residential development with a mix of retail, commercial and leisure uses around the basin and a health quarter to the north of the basin (decision DC15/234). The consent included a Design Framework plan which set out broad uses for each of the development parcels, key road and path routes, and civic/open spaces. It was accompanied by a design principles document to guide future development on the site. Detailed planning permission was granted in April 2017 for the new spine road, formation of public realm around the basin and river edge and the landscaping strategy for the full masterplan site. The landowners now wish to bring forward a proposal in partnership with the Council to deliver an Energy Centre that will serve not only the Queens Quay site but also the wider Clydebank area. The Energy Centre will be the largest district heating network in Scotland once complete and will supply domestic and commercial premises with both hot water and heat within the immediate locality.

3. Site

The location of the Energy Centre is proposed to be on the eastern side of the fitting-out basin directly opposite the Titan Crane. This location has been chosen for a number of reasons: it is in close proximity to the basin's edge to allow water abstraction; it creates the opportunity to design a high quality building to frame the entrance to the Basin; and, it is close to major energy consumers such as the Clydebank Leisure Centre and West College Scotland. The prominent location of the Energy Centre in relation to the basin means the building must be of high architectural merit and perform a subservient role to the Titan Crane in framing the basin.

4. Development Details

The District Heating System will not only serve Queens Quay site but in the future will serve the wider Clydebank area through extension of the pipe network. The main features of the proposal are:

- an energy centre building with a footprint approximately 45m by 22m, and a height of around 7.5m, which will front onto the basin. It is proposed to have a full height glass façade and an external cladding system that will be lit and coordinated with the crane lighting thereby establishing an artistic spectacle that can give the regeneration prominence nationally;
- a pipe network which will be taken to the boundaries of the site in readiness for extending it to the Golden Jubilee Hospital, the town centre and wider residential areas. The developer also intends to connect to West College Scotland, Aurora House offices and Clydebank Leisure Centre thereby reducing running costs for these properties;
- a lighting installation for the building and the entire riverside frontage and the basin; and
- road improvements: the development proposes to remove the substation at the end of Alisa Road and extend the public road directly down to Arrivals Square. This will allow bus service providers a more direct link between the college/leisure centre/offices and the wider Queens Quay site. The developer proposes to take matters forward with SPT to look at ways public transport opportunities can be maximised.

It has been indicated that the proposed heating system development will offer a competitive advantage to office users and residential customers thereby making the Clydebank area more attractive for investment. Tariffs from the Energy Centre would be regulated by the Heat Trust so issues such as fuel poverty can be tackled thereby ensuring the economic delivery of energy to those currently paying the highest tariffs in the most deprived areas. The development will be a zero carbon development and compliant with the Scottish Government's 2050 carbon target.

5. Planning Policies

The site is identified in the adopted West Dunbartonshire Local Plan 2010 as a regeneration priority, and under Policy RP1 there is support for the redevelopment of underused, vacant and derelict land. The majority of the site is identified as housing development opportunities for private sector and social housing under Policies H1 and H3.

The West Dunbartonshire Local Development Plan (LDP) Proposed Plan identifies Queens Quay as a "Changing Place" site where the strategy is a predominantly residential development site, with support for other uses including business and industry, public services, leisure, cafes, hotels, education, retail and green network enhancements.

Other policies of both plans emphasise the importance of good quality design and the need to protect and enhance built and natural heritage assets.

6. Main Issues

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

Cultural and Historic Value - the site is a former industrial site of national historical significance. The overall development will for the first time open up the frontage of the river to the Town Centre and as such will place the basin in particular at the heart of the community's social and economic well-being. The Titan Crane and associated fitting-out basin is an A-listed structure and it is essential that the setting and character of the basin and the crane be protected and enhanced.

Placemaking and Design – the proposed use and building requires to integrate and be compatible with the proposed uses agreed as part of the design framework for the site and the design principles. The proposed building and the internal workings of the District Heating System has significant potential as a visitor attraction and it is essential that both the new and the existing structures combine to create an enhanced sense of place that is unique and attractive in terms of this high quality site. Given the proposed location of the energy centre a high standard of design and materials will be required for the Energy Centre and associated roads, paths and cycle routes.

Transportation Impacts - the proposal has potential to significantly improve the accessibility of the site by connecting Arrivals Square with Alisa Road. Improvements are proposed to this area to ensure the safety of pedestrians whilst accommodating the need for public transport access.

Nature Conservation - the Inner Clyde Special Protection Area is an internationally important habitat for overwintering redshank and the development should not have any adverse impact upon the River Clyde. It is necessary to ensure that there is no adverse visual or noise disturbance to bird life either during the construction period or upon completion of the development. Scottish Natural Heritage has been part of discussions on the proposals and have not identified any concerns. Water quality reports will form part of the application to ensure the abstraction process does not adversely impact on the River Clyde.

Impacts on Residents - the impact of the development upon the existing residential properties in and around the site will require to be considered in terms of an increase in the anticipated traffic and visitor numbers associated with the use. The impact of construction activities and operational activities of the District Heating System upon existing and future residents must also be considered in terms of noise and disturbance and a noise impact assessment will therefore be required.

7. Next Steps

All Elected Members are invited to attend a presentation on the proposals by Dawn Developments and to participate in a subsequent discussion.

Following the pre-application meeting, the applicant intends to finalise their planning application for submission by the end of June. 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 Planning Committee for consideration and determination in due course.

Pamela Clifford

Planning & Building Standards Manager

Date: 15th June 2017

Appendices:

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

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

Background Papers:

Planning Consent DC15/234 - Queens Quay Masterplan (Planning Permission in Principle)

Wards affected:

Ward 6 (Clydebank Waterfront)

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;
- Briefing note prepared by officers of the main issues and development policies and circulated before the meeting;
- Invitation to all Planning Committee members and ward members to the presentation;
- Opportunity to hear from the elected members directly;
- Clearly identified on the agenda of Planning Committee 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:

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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.