

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 3 May 2006 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Douglas McAllister, Linda McColl, Craig McLaughlin, Marie McNair and Connie O'Sullivan.

Attending: Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor; Jameson Bridgwater, Section Head – Development Management and Nuala Borthwick, Administrative Assistant.

Apology: An apology for absence was intimated on behalf of Councillor Dennis Brogan.

Councillor Douglas McAllister in the Chair

CONVENER'S REMARKS

8925 The Convener, Councillor McAllister, informed the Committee that Councillor McDonald had resigned as a Member of the Planning Committee and that Councillor McNair had taken his place. Thereafter, Councillor McAllister, on behalf of the Committee, welcomed Councillor McNair to her first meeting as a Member of the Planning Committee.

MINUTES OF PREVIOUS MEETING

8926 The Minutes of Meeting of the Committee held on 5 April 2006 were submitted and approved as a correct record.

NOTE OF VISITATIONS

8927 A Note of Visitations carried out on 4 April 2006, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

8928 Reports were submitted by the Director of Housing, Regeneration and Environmental Services in respect of the following planning applications.

New Applications**(a) DC05/325 – Erection of 6 dwellinghouses, roads and car parking (full) at Burns Street, Renton**

8929 Having heard the Convener, Councillor McAllister, it was noted that David Locke, Campbell Morris Associates and Steven Gibson, Cordale Housing Association were in attendance in support of the application and were available to answer questions from Members.

8930 Having heard the Planning Services Manager, it was noted that four letters of objection had been received in relation to the application and that none of the objectors wished to be heard at the Committee.

8931 The Committee agreed that the application be granted subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(b) DC05/367 – Erection of residential development with associated car parking, landscaping and infrastructure (outline) at Kilbowie Retail Park, Argyll Road, Clydebank

8932 Having heard the Convener, Councillor McAllister, it was noted that the applicant was seeking outline planning permission for the redevelopment of the site for residential use.

8933 After hearing the Planning Services Manager, it was noted that one letter of representation had been received in relation to the application requesting that no construction works should take place outwith the hours 8.00 am – 10.00 pm.

8934 After discussion and having heard the Planning Services Manager, in further explanation, Councillor McLaughlin, seconded by Provost Macdonald, moved:-

8935 That the application for outline planning permission be granted, subject to a height restriction on any development. The restriction being that any development on the site is no more than four storeys.

8936 As an amendment, Councillor McAllister, seconded by Councillor Agnew, moved:-

8937 That the application be granted subject to the conditions specified in the Director's report.

8938 On a vote being taken, five Members voted for the amendment and two for the motion. The amendment was accordingly declared carried.

8939 Details of the conditions attached to this permission are contained in Appendix 2 hereto.

**CONSTRUCTION OF HOUSE BEHIND TORBEG COTTAGE,
GLASGOW ROAD, HARDGATE, CLYDEBANK**

8940 Further to the meeting of the Planning Committee held on 5 April, 2006 when it was agreed that consideration of this matter be continued to enable a site visit to take place, a report was re-submitted advising of the nature of an ongoing complaint in relation to the construction of a new house behind Torbeg Cottage, Glasgow Road, Hardgate, Clydebank, and recommending that no further action be taken on this matter.

8941 Having heard the Convener, Councillor McAllister, it was noted that the site visit scheduled to take place on 2 May 2006 had been postponed to a future date to enable access to the site to be gained. It was noted that the owner of the house behind Torbeg Cottage, Glasgow Road, Hardgate, Clydebank had informed Planning Officers that he was on holiday on 2 May 2006 when the site visit was due to take place.

8942 It was agreed that the matter be continued to the next meeting of the Planning Committee to enable the site visit to take place.

GLASGOW CITY PLAN 2 CONSULTATIVE DRAFT

8943 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising of the publication of Glasgow City Plan 2 Consultative Draft and recommending the Council's response.

8944 Follow discussion, the Committee agreed that representations be made to Glasgow City Council as follows:-

- (1) that support be given to proposals concerning the North Clydeside Development Route;
- (2) that concern be expressed in relation to any further increase in retail provision that may be identified at Glasgow Harbour and promoted through City Plan 2;
- (3) that no further development should be promoted through the City Plan for development that would encroach into the Green Belt wedge between Drumchapel and Hardgate; and
- (4) that support be given to initiatives of a cross boundary nature where West Dunbartonshire Council and Glasgow City Council could work jointly to improve the appearance and environment of their respective areas.

**APPEAL NOTIFICATIONS: GREAT WESTERN ROAD, CLYDEBANK; AND
RADNOR PARK HOTEL, KILBOWIE ROAD, CLYDEBANK**

- 8945 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing of the submission of two new appeals to the Scottish Ministers.
- 8946 The Committee agreed to note the submission of the new appeals and that they would be dealt with by way of written submissions.

The meeting closed at 10.18 a.m.

APPENDIX 1**PLANNING COMMITTEE****NOTE OF VISITATIONS – 4 APRIL 2006**

Present: Provost Alistair Macdonald, Councillors Douglas McAllister, Denis Agnew and Connie O’Sullivan.

(The above lists all Councillors who attended at least one site visit).

Attending: Alasdair Gregor, Planning Services Manager; Jameson Bridgwater, Section Head – Development Management; and Fiona Anderson, Administrative Assistant - Legal and Administrative Services.

Apologies: Councillors Dennis Brogan and Linda McColl.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications as a result of the introduction of revised Committee procedures:-

DC05/142 – Erection of residential development of 102 units with associated roads, parking and landscaping (full) at Auld Street/Caledonia Street, Clydebank;

DC05/168 – Erection of development of 114 residential units with associated parking and access roads (full) at Dumbarton Road, French Street, Castle Street, Castle Square, Beatty Street, Roberts Street and Jellicoe Street, Clydebank;

DC05/378 – Demolition of existing school and erection of primary school and secondary school and associated works (outline), at St Columba’s High School, Gilmour Street, Clydebank; and

DC05/379 – Demolition of existing school and erection of secondary school and associated works (outline), at Clydebank High School, Shelley Drive, Clydebank

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 3 MAY 2006****DC05/325 – Erection of 6 dwellinghouses, roads and car parking (full) at Burns
Street, Renton****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 Housing, Regeneration and Environmental Services prior to any work commencing on the site.
3. Prior to commencement of works, full details of the design and location of all fences and walls, and retaining walls, to be erected on the site shall be submitted for the consideration and written approval of the Director of Housing, Regeneration and Environmental Services.
4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Housing, Regeneration and Environmental Services.
5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Housing, Regeneration and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services,
 - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Housing, Regeneration and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

6. 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 Director of Housing, Regeneration and Environmental Services. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.
7. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during construction works to prevent mud being deposited on the public road.
8. No dwellings shall be occupied until the vehicle parking spaces and turning area has been provided within the site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.
9. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed by the Director of Housing, Regeneration and Environmental Services shall be carried out only between 8am and 6pm Mondays to Fridays and not at all on Saturdays/Sundays or Public Holidays.
10. The permitted maximum noise levels emanating from construction or demolition operations on the site shall be relative to the pre-contract ambient noise levels for the area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Housing, Regeneration and Environmental Services. The applicant is required to contact the Public Health and Pollution Service of Protective Services not less than 14 days prior to works commencing on the site.
11. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites)(Scotland) Order 2002. All reasonable protective steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
12. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services.
13. Details of measures to control and minimise sediment run-off and erosion from the development site into the River Leven should be submitted to the Director of Housing, Regeneration and Environmental Services for his written approval, prior to any work commencing on site.

14. No development, excepting works relating to the associated landscaping scheme, shall take place within 10.0 metres of the River Leven and the Loch Lomond cycle path.
15. Prior to development commencing, detailed plans shall be submitted which clearly illustrate in cross-section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.

DC05-367 - Erection of residential development with associated car parking, landscaping & infrastructure (outline)

Outline Planning Permission GRANTED subject to the following conditions:-

1. In the case of any Reserved Matters, application for approval must be made before:-
 - (i) the expiration of 3 years from the date of the grant of outline planning permission;
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or;
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;
 (whichever is the latest).
2. That the development to which this permission relates must be begun not later than:-
 - (i) the expiration of 5 years from the date of the grant of outline planning permission, or;
 - (ii) if later, the expiration of 2 years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such to be approved.
3. That any application for approval of Reserved Matters submitted under the terms of condition 1 above, shall include:-
 - (i) site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping;
 - (ii) plans and elevations of each building, showing dimensions and the type and colour of external materials;
 - (iii) landscaping plans showing the location and species of all proposed trees, shrubs, hedges, hard landscaping and street furniture;
 - (iv) details of existing and proposed ground levels, and finished floor levels, relating to a clearly identified fixed datum point.

4. Before development commences, the written approval of the Director of Housing, Regeneration and Environmental Services shall be obtained for:-
 - (i) the means of management and maintenance of all landscaping and public open space;
 - (ii) the means of disposal of surface water and foul sewage,
5. With regard to the requirements of condition 3 above, a design brief shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services along with the first such application for approval of Reserved Matters. The design brief shall specify layout and general design principles, and all subsequent Reserved Matters applications shall be in accordance with the approved design brief.
6. That with regard to the requirements of condition 3 (iii) above, all landscaping schemes shall indicate the siting, numbers and species of all trees, shrubs and hedges to be planted and the extent of any ground profiling, and shall ensure:-
 - (i) completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed with the Director of Housing, Regeneration and Environmental Services, and;
 - (ii) the maintenance of the landscaping area for a period of five years, or such longer period as may be required by the Director of Housing, Regeneration and Environmental Services to allow the landscaping to become well established. Any trees or shrubs which, within 3 years of planting, are removed, or which in the opinion of the Director of Housing, Regeneration and Environmental Services are dying, have been severely damaged or have become seriously diseased, shall be replaced to the specification of those originally required.
 - (iii) the appropriate long term management and maintenance of all landscaped areas to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
7. That notwithstanding condition 6 above, any landscaping scheme shall comply with the Civil Aviation Authority's 'Safeguarding of Aerodromes Advice Note 3 – Potential Bird Hazards from Amenity Landscaping and Building Design', and no element of the proposed planting shall be permitted to grow above a maximum height of 50.25m Above Ordnance Datum.
8. No building shall be occupied until such times as the roads and footpaths serving the relevant phase of development have been completed to base course level.
9. That the development roads, footpaths and lighting for each phase of the development shall be constructed in accordance with the Council's Guidelines for Development Roads, and shall be completed to the

satisfaction of the Director of Housing, Regeneration and Environmental Services within a timescale to be agreed in writing prior to the commencement of any works on site.

10. Parking spaces shall be provided in accordance with the Council's adopted parking standards, and no building shall be occupied until its parking facilities have been completed to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
11. That drainage details submitted in accordance with condition 4 (ii) above shall include full details of the intended means of foul drainage and surface water disposal, and shall incorporate a suitable Sustainable Urban Drainage Scheme, to the satisfaction of Director of Housing, Regeneration and Environmental Services.
12. No construction works audible at the site boundary or such other such places as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services, shall be carried out outwith the hours of 0800 to 1800 Monday to Saturday, and not at all outwith these hours or on Sundays or public holidays.
13. Prior to any piling works taking place, an assessment of the intended works, taking account of the guidance contained in BS6472: 1984 'Evaluation of Human Response to Vibration in Buildings', must be carried out by a suitably qualified person, and must be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services.
14. To minimise nuisance in the surrounding area from noise and vibrations, during all construction works the plant and machinery used shall be in accordance with the relevant Code of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) Order 2002.
15. Details of noise mitigation measures and details of steps proposed to minimise the creation of noise and dust shall be submitted to and agreed with the Director of Housing, Regeneration and Environmental Services before any work commences on site.
16. No cranes or any other structure of any kind shall be erected to a height exceeding 50.25m Above Ordnance Datum at any time during the development of the site.
17. Prior to any development commencing on the site, a site investigation shall be undertaken to establish any contamination issues that may arise. Thereafter the results shall be submitted to the Director of Housing, Regeneration and Environmental Services for his written approval.

18. 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 Director of Housing, Regeneration and Environmental Services for approval. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Director of Housing, Regeneration and Environmental Services.
19. 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 Director of Housing, Regeneration and Environmental Services.
20. On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Director of Housing, Regeneration and Environmental Services for his written approval confirming that the works have been carried out in accordance with the remediation plan.
21. 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 Director of Housing, Regeneration and Environmental Services within one week. At this stage, if requested by the Director of Housing, Regeneration and Environmental Services a comprehensive contaminated land investigation shall be carried out.
22. The applicant shall adhere to the following recommendations as detailed in the Noise Impact Assessment dated 3 January 2006 carried out by Charlton Smith Partnership as part of the development:-
 - (i) to achieve noise levels of less than 30dB, window insulation should be 26dB, R_w
 - (ii) typical, 4-12-4, 5-6-5 and 6-12-6 double glazing will provide 31 to 33dB R_w and would therefore be more than sufficient to meet the established requirements with windows closed and for trickle vents for ventilation
 - (iii) standards of performance can be achieved utilising heavy framed, double glazed sealed glazing units with all opening lights fully weather stripped
 - (iv) ventilation requirements can be met by inclusion of GQ trickle vents
 - (v) check predictions to be carried out when detailed proposals for the site are submitted to ensure that window specifications, positions and orientation provide adequate protection against rail traffic noise.
23. Prior to any development commencing on site, a Noise Impact Assessment shall be carried out in relation to the hot-food takeaway located to the north-east of the site and its effects on the proposed development and shall be submitted to the Director of Housing, Regeneration and Environmental Services for his written approval.

24. The any roof element of the development site that is flat shall be constructed to allow access to all areas by foot using permanent access hatches details of which shall be submitted to the Director of Housing, Regeneration and Environmental Services, prior to the buildings being occupied and the owner/occupier of the buildings shall ensure that at no time will any flat roof element be allowed to support breeding or roosting birds.

Note 1 The applicant is advised to contact Scottish Water in relation to their programme for sewers/water mains for the development.

Note 2 The applicant is advised to contact Network Rail for confirmation of compliance with “Requirements for Constructional Work Near Railway Operational Land” document.