

PLANNING COMMITTEE

At a Meeting of the Planning Committee held by Video Conference on Wednesday, 30 September 2020 at 10.04 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn, Daniel Lennie and Lawrence O'Neill.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; Antony McGuinness, Team Leader – Forward Planning; Ross Lee, Lead Planning Officer; John Walker, Assistant Engineering Officer, Roads & Transportation; Nigel Ettles, Section Head – Litigation (Legal Officer) and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Douglas McAllister and Marie McNair.

Councillor Jim Finn in the Chair

CHAIR'S REMARKS

Councillor Finn, Chair, welcomed everyone to the September meeting of the Planning Committee which was being held remotely, in terms of Section 43 of the Local Government in Scotland Act 2003.

Accordingly, the Chair advised that a process/procedure had been developed for the meeting (a copy of which had previously been circulated to Members). Thereafter, the Committee agreed to note the procedure in place for the conduct of the meeting and the meeting then continued by video conferencing.

DECLARATIONS OF INTEREST

Councillor O'Neill advised that he had a non-financial interest in Item 6 - Development Plan Scheme and Participation Statement, as Chair of Clyde Plan, and he would take part in any decision on this item.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 19 August 2020 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATION

A report was submitted by the Strategic Lead – Regulatory in respect of the following planning application:-

DC20/116 – Erection of outbuilding for use as a commercial gym to operate a personal training business at 5 Gilmour Avenue, Hardgate, Clydebank, by Ms Caroline Jones.

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was then heard in further explanation of the report.

Councillor Finn, Chair, invited Mr James Rankin, objector, to address the Committee. Mr Rankin was heard in respect of his representation and in answer to Members' questions.

The Chair then invited Ms Caroline Jones, applicant, to address the Committee. Ms Jones was heard in support of the application and in answer to Members' questions.

After consideration and having heard the Team Leader – Development Management in clarification of certain matters and in answer to Members' questions, Bailie Agnew, seconded by Councillor Docherty, moved:-

That the Committee agrees to refuse grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto. It was also noted that the Economic Regeneration Section would be requested to look at possible alternative sites in Clydebank, which might be suitable for the applicant's proposed personal training business, and liaise with her in this regard.

As an amendment, Councillor O'Neill, seconded by Councillor Casey, moved:-

That the application be granted.

On a vote being taken, 3 Members voted for the amendment and 5 Members voted for the motion which was accordingly declared carried.

DEVELOPMENT PLAN SCHEME AND PARTICIPATION STATEMENT 2020

A report was submitted by the Strategic Lead – Regulatory providing an update on the progress of the Development Plan and seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

The Planning & Building Standards Manager advised the Committee that she had heard from the Chief Planning Officer of the Scottish Government who had confirmed an extension of the timeframe to 22 October 2020, to allow for relevant legal and appeal decisions.

After discussion and having heard the Planning & Buildings Standards Manager in further explanation and in answer to Members' questions, the Committee agreed to approve the Development Plan Scheme and Participation Statement contained in Appendix 1 to the report.

QUEENS QUAY DESIGN CODES

A report was submitted by the Strategic Lead – Regulatory advising of the outcome of the consultation on the draft Queens Quay Design Codes and seeking approval to adopt the Guidance.

After discussion and having heard the Planning & Buildings Standards Manager in further explanation and in answer to Members' questions, the Committee agreed to approve the proposed changes to the guidance and agreed that the Design Codes be adopted as non-statutory planning guidance.

QUEENS QUAY DESIGN CODES: SUSTAINABILITY ANNEX

A report was submitted by the Strategic Lead – Regulatory seeking approval of the sustainability annex for the Queens Quay site.

After discussion and having heard the Planning & Buildings Standards Manager in further explanation and in answer to Members' questions, the Committee agreed to approve the sustainability annex, set out in Appendix 1 of the report, for consultation.

The meeting closed at 11.48 a.m.

DC20/116 – Erection of outbuilding for use as a commercial gym to operate a personal training business at 5 Gilmour Avenue, Hardgate, Clydebank, by Ms Caroline Jones.

REFUSE planning permission for the following reasons:-

1. The proposal is contrary to Policies LE7 and GD1 of the Adopted Plan (2010), Policy BC4 of the Local Development Plan 1: Proposed Plan and Policies CP1 and H4 of Local Development Plan 2: Proposed Plan (LDP2 2018) as the proposed gym for personal training business is considered to be incompatible and will adversely impact on the amenity of the surrounding residential area by virtue of noise, increased footfall and activity and disturbance beyond what would ordinarily and typically be considered acceptable for an established residential area and environment.
2. The proposals are contrary to Policy SC1 and SC3 of Local Development Plan 2: Proposed Plan (LDP2 2018) as the proposals fail to sufficiently demonstrate and evidence any reasonable assessment and consideration of available town centre sites and locations and other alternative preferred sites within the West Dunbartonshire area to sufficiently discount their suitability in favour of the proposed residential setting as proposed.
3. The proposal is contrary to Policy GD1 of the Adopted Local Plan (2010) and Policy CON1 of Local Development Plan 2: Proposed Plan (LDP2 2018) as the proposed gym for use as a personal training business would adversely impact upon and exacerbate existing on street parking.