

Agenda



Planning Committee

Date: Wednesday, 29 August 2018

Time: 10.00

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

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

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor John Mooney
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 16 August 2018

PLANNING COMMITTEE
WEDNESDAY, 29 AUGUST 2018

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

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

3 MINUTES OF PREVIOUS MEETING 5 - 14

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 27 June 2018.

4 NOTE OF VISITATIONS 15

Submit, for information, Note of Visitations carried out on 25 June 2018.

5 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

6 PLANNING APPLICATION 17 - 28

Submit report by the Strategic Lead – Regulatory in respect of the following planning application:-

DC18/033 – Carriageway and footway realignment/resurfacing and public realm works to improve pedestrian and cycle routes/crossings, bus routes and civic spaces at Dumbarton Road and Glasgow Road, Clydebank by West Dunbartonshire Council.

7 /

7 DC17/204 - ERECTION OF FOUR NEW DWELLING HOUSES 29 - 44
ON LAND ADJACENT TO THREE ACRES, COCHNO ROAD,
CLYDEBANK BY DAVID LINDSAY

Submit report by the Strategic Lead – Regulatory providing an update following continuation of the above planning application at the June Planning Committee.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 27 June 2018 at 10.05 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn, Marie McNair and Lawrence O'Neill.

Attending: Peter Hessett, Strategic Lead - Regulatory; Pamela Clifford, Planning and Building Standards Manager; Erin Goldie, Team Leader - Development Management; Antony McGuinness, Team Leader - Forward Planning; Bernard Darroch, Lead Planning Officer; James Hall, Planning Officer; Maureen McIntyre, Planning Compliance Officer; and Scott Kelly, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Douglas McAllister and John Mooney.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 30 May 2018 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 23 May 2018, a copy of which forms Appendix 1 hereto, was submitted and noted.

OPEN FORUM

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

VARIATION IN ORDER OF BUSINESS

Having heard Councillor Finn, Chair, the Committee agreed to vary the order of business as hereinafter minuted.

REVIEW OF THE PLANNING ENFORCEMENT CHARTER

A report was submitted by the Strategic Lead - Regulatory seeking approval of the Planning Enforcement Charter.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve the updated Planning Enforcement Charter.

STREET NAME FOR NEW HOUSING DEVELOPMENT SITE AT LAND ADJACENT TO No. 1 DUMBAIN ROAD, ALEXANDRIA

A report was submitted by the Strategic Lead - Regulatory requesting the allocation of a new street name to the housing development site at land adjacent to No. 1 Dumbain Road, Alexandria.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve 'Dumbain Gardens' as the street name.

ADJOURNMENT

Having heard Councillor Finn, Chair, the meeting was adjourned at 10.10 a.m. and reconvened at 10.30 a.m. with all those Members shown on the sederunt in attendance.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead - Regulatory in respect of the following planning applications:-

- (a) **DC18/096 – Erection of 89 unit residential development, associated infrastructure, landscaping, parking and drainage at the Development Site, Queen Mary Avenue, Clydebank by Miller Homes Ltd.**

Having heard the Team Leader - Development Management and the Lead Planning Officer in further explanation of the report and in answer to a Member's question, the Committee agreed that it was minded to grant full planning permission and to delegate authority to the Planning and Building Standards Manager to issue the decision, subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto, and to the satisfactory conclusion of an outstanding consultation with the Council's Roads Service and a legal agreement or other suitable mechanism to secure payment of a financial contribution.

- (b) **DC17/204 – Erection of 4 new dwelling houses at land adjacent to Three Acres, Cochno Road, Clydebank by Mr David Lindsay.**

After discussion and having heard the Team Leader - Development Management and Planning and Building Standards Manager in explanation of the report and in answer to Members' questions, Bailie Agnew, seconded by Councillor Finn, moved:-

That the Committee agrees to continue consideration of this item in order to allow officers to determine the current use of a separate building associated with the house at Three Acres.

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

That the Committee agrees that it is minded to grant full planning permission, and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 of the report and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure payment of a financial contribution towards open space provision or enhancing open space in the local area.

On a vote being taken, 2 Members voted for the amendment and 6 for the motion which was accordingly declared carried.

- (c) **DC18/108 – Erection of single storey rear extension at 9 Hillfoot Avenue, Dumbarton by Mr J. Goldie.**

It was noted that the application related to a proposal which had been submitted by a member of staff within the planning service. Accordingly the Team Leader - Development Management left the meeting during consideration of this item.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

Note: The Team Leader - Development Management re-entered the meeting at this point.

**HIGH DALMUIR, CLYDEBANK; KNOXLAND SQUARE, DUMBARTON; AND
LUSSET ROAD/MOUNT PLEASANT DRIVE, OLD KILPATRICK CONSERVATION
AREAS – CHANGES TO CONSERVATION AREA BOUNDARIES**

A report was submitted by the Strategic Lead - Regulatory seeking approval of alterations to the boundaries of the High Dalmuir, Clydebank; Knoxland Square, Dumbarton; and Lusset Road/Mount Pleasant Drive, Old Kilpatrick Conservation Areas.

After discussion and having heard the Planning and Building Standards Manager and the Planning Officer in further explanation of the report and in answer to Members' questions, the Committee agreed to continue consideration of this item in order that officers could consult further on:-

- (1) the possible alteration of the boundary of the High Dalmuir Conservation Area to include Overtoun Road, Maxwell Street and Methven Street, with the Parkhall, North Kilbowie and Central Community Council being among the consultees; and
- (2) the possible alteration of the boundary of the Lusset Road, Old Kilpatrick Conservation Area to include the Old Kilpatrick Bowling Parish Church, Dumbarton Road, Gavinburn Street and Gavinburn Place, and its name being retained as 'Lusset Road, Old Kilpatrick Conservation Area'.

The meeting closed at 11.20 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 23 MAY 2018

Present: Bailie Denis Agnew and Councillors Jim Brown, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn and Marie McNair.

Attending: Pamela Clifford, Planning & Building Standards Manager and Erin Goldie, Team Leader – Development Management.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

(1) Former Distillery site, Castle Street, Dumbarton

DC17/230 – Retail development (amended design) at Former Distillery site, Castle Street, Dumbarton by Lidl UK.

(2) 13-15 Overton Street, Alexandria

DC18/040 – Change of use from public house to licensed restaurant with external seating area at 13-15 Overton Street, Alexandria by Frank Reilly.

(3) Queens Quay, Clydebank

DC18/057 – New Clydebank health and care centre within the health quarter of the Queens Quay masterplan by NHS Greater Glasgow & Clyde.

DC18/096 – Erection of 89 unit residential development, associated infrastructure, landscaping, parking and drainage at the Development Site, Queen Mary Avenue, Clydebank by Miller Homes Ltd.

MINDED TO GRANT subject to the following conditions:-

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.
2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
4. Prior to the commencement of development, details of the design and location of the street furniture and lighting shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.
5. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
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 Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of any of the residential properties.
7. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.

8. Prior to the commencement of development, full details of a play area to be provided on site shall be submitted for the written approval of the Planning Authority. The play area will be required to integrate with the surrounding area of protected trees and include natural play equipment and shall thereafter be installed prior to completion of the 20th unit within the development unless otherwise agreed in writing with the Planning Authority and maintained in accordance with the approved details.
9. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
10. Prior to the commencement of development on site an air quality impact assessment in accordance with the Environmental Protection UK guidance document "Land-use Planning and Development Control: Planning for Air Quality 2017" shall be submitted to and approved by the Planning Authority. The findings of the assessment shall be implemented within a timescale agreed by the Planning Authority.
11. During the period of construction, all works (including piling) and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
12. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. The statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

13. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
14. All plant or machinery being used on site shall be enclosed with sound insulating material in accordance with a scheme which shall be submitted to, and approved in writing by the Planning Authority. The approved sound insulation measures shall thereafter be retained at all times during construction on site.
15. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - (a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site);
 - (b) an assessment of the potential risks (where applicable) to:
 - human health;
 - property (existing and proposed), including buildings, pets, service lines and pipes;
 - ground waters and surface waters; and
 - (c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

16. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
17. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
18. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.
19. 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 Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
20. Prior to the commencement of development on site, details of measures to protect the trees on site shall be submitted for the written approval of the Planning Authority. Thereafter the agreed measures shall be implemented and remain in place at all times during construction on site unless otherwise agreed in writing with the Planning Authority.

**DC18/108 – Erection of single storey rear extension at 9 Hillfoot Avenue,
Dumbarton by Mr J. Goldie.**

Permission **GRANTED** subject to the following condition:-

1. The materials to be used on the development hereby approved shall be render and concrete roof tiles to match the materials on the existing house.

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PLANNING COMMITTEE

NOTE OF VISITATIONS – 25 JUNE 2018

Present: Bailie Denis Agnew and Councillors Jim Brown, Diane Docherty and Jim Finn.

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

Attending: Erin Goldie, Team Leader – Development Management and Bernard Darroch, Lead Planning Officer.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

(1) Development site, Queen Mary Avenue, Clydebank

DC18/096 – Erection of 89 unit residential development, associated infrastructure, landscaping, parking and drainage at the Development Site, Queen Mary Avenue, Clydebank by Miller Homes Ltd.

(2) Land adjacent to Three Acres, Cochno Road, Hardgate, Clydebank

DC17/204 – Erection of 4 new dwelling houses at land adjacent to Three Acres, Cochno Road, Hardgate, Clydebank by Mr David Lindsay.

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead – Regulatory

Planning Committee: 29 August 2018

DC18/033 Carriageway and footway realignment/resurfacing and public realm works to improve pedestrian and cycle routes/crossings, bus routes and civic spaces at Dumbarton Road and Glasgow Road, Clydebank by West Dunbartonshire Council

1. REASON FOR REPORT

- 1.1** This application relates to a proposal which is subject to objection and raises issues of local significance and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** planning permission, subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a section of Dumbarton Road/Glasgow Road (A814) within Clydebank town centre. The site extends approximately 500 metres from slightly beyond Miller Street in the west to just before the junction with Argyll Road in the east. The site also includes part of Hall Street, Hume Street, Miller Street and Kilbowie Road. The A814 road is a key arterial route through Clydebank connecting the town to Glasgow and Dumbarton.
- 3.2** ‘Connecting Clydebank’ is a project born out of the community consultation that took place through the Clydebank Charrette in 2015. One of the actions from the final charrette report is the improvement of the public realm and connectivity along the A814. Dumbarton Road was viewed as cutting off the Town Centre from the Queens Quay waterfront area and that enhancement of pedestrian and cycle connectivity across the road and improvements to public realm would maximise the success of both Queens Quay and town centre regeneration initiatives. The area covered by the Connecting Clydebank project acts as a gateway to the Queens Quay site for pedestrians and cyclists. It will connect to Titan Boulevard, a key pedestrian and cycle route leading down to the Titan Crane and the basin area- the heart of Queens Quay where high quality design and materials will be used to create a distinctive and attractive urban environment. Along the Boulevard and at the head of the basin will be the health and care centre, housing and the care home. Improvements to Hall Street are also proposed in which the listed

Clydebank Town Hall is located. This will also be an important pedestrian route to the Queens Quay site.

- 3.3** The works proposed will involve forming a number of new raised table crossings, widening of footways/ narrowing of the carriageway, the formation of parking bays and resurfacing. A new controlled crossing with raised table will be formed on Dumbarton Road at the Miller Street and Hall Street junctions and a raised table will be formed at the existing controlled crossing point on Glasgow Road where it meets Hume Street. A smaller raised table will also be formed on Bruce Street where it joins onto Dumbarton Road. These works will permit promotion of new Traffic Regulation Orders including a 20mph speed limit creating a safer environment for pedestrians and cyclists and changes to parking/loading restrictions.
- 3.4** Hall Street carriageway will be raised to the level of the adjoining raised table on Dumbarton Road and will be re-surfaced with granite setts. The footway in front of the Town Hall entrance on Hall Street will be widened in a semi-circular design with a gentle slope to allow level access and the footway in front of the town hall adjacent to Dumbarton Road will be widened and finished with granite slabs. The existing bus stop in front of the Clydebank Town Hall will be relocated to in front of the library. A new bus stop will be introduced at Wallace Street to serve the recently approved health centre and other uses at Queens Quay. Other bus stops will remain unchanged.
- 3.5** On-street parking spaces, including disabled parking bays, will be provided on Hall Street in front of the Town Hall entrance and in front of the existing flats. Layby parking will also be provided parallel to Dumbarton Road/Glasgow Road and will be identified through the use of granite setts.
- 3.6** The existing raised central reservation on the Dumbarton Road section will be removed and replaced with 'porphyry cubes' (a type of stone surfacing material) that will sit flush with the road surface. Street trees will be introduced at various points along the footway and raised planters with black polished granite walling will be positioned along the edge of the footway and down the middle of the road between carriageways. Footways will be widened to provide a more pedestrian focused public realm and although the carriageway will be narrowed there will be the same number of vehicle lanes maintained. Additional seating will also be introduced at the bottom of Kilbowie Road at the junction with Dumbarton Road and also opposite Hume Street at the entrance of the future Titan Boulevard, a key pedestrianised access to Queens Quay. This will complement the existing stainless steel street furniture within the local area. Cycle parking will also be provided at appropriate locations. The proposed works will also incorporate the District Heating System infrastructure for the District Heating System proposed on Queens Quay.
- 3.7** The 'Connecting Clydebank' proposals will link the new infrastructure associated with Queens Quay to National Cycle Route 7 on the Forth & Clyde Canal via Hall Street and Miller Street. It will also allow easy access to Clydebank Station via Titan Boulevard and Hume Street. Essentially Queens

Quay itself will be permeable by bike and this project will facilitate ease of access to the rest of the locality using these links. Queens Quay will also allow easy access to National Cycle Route 7 towards Glasgow using Atlas Street and Clyde Street.

- 3.8** The project is being part funded by Sustrans with the Council having committed £2.3m towards the project from the Council's Regeneration Capital Fund and Sustrans have agreed in principal to award £2m towards the proposals.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads and Estates and Historic Environment Scotland have no objections to the proposed development
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposed development subject to standard conditions relating to noise and dust.
- 4.3** West Dunbartonshire Council Regeneration Team has no objection to the proposals and supports improved pedestrian and cycling connections between the Town Centre and the civic buildings on Dumbarton Road and Queens Quay. The proposals will contribute positively to the regeneration of Queens Quay, the quality of the public realm and the amenity of the area.
- 4.4** SPT has no objections subject to conditions relating to the design of the raised tables, a bus test to ensure that the alterations to the Kilbowie Road junction are practical, details of bus stop infrastructure and the requirement for Dumbarton Road/Glasgow Road to remain in operation to buses during the construction period.

5. REPRESENTATIONS

- 5.1** A total of five objections have been received in connection with the application, including from Royal National Institute of Blind People (RNIB) Scotland, National Federation of the Blind UK (NFBUK (Scotland)) and Parkhall, North Kilbowie and Central Community Council. Objections have also been received from two local residents living on Hume Street and Glasgow Road. The points of objection can be summarised as follows.

Pedestrian/ road safety

- Safety concerns relating to cyclists using the footway, particularly for visually impaired/blind and disabled people.
- Cobbles on road will increase risk of accidents as surface is slippery when wet.
- Lack of kerb between the signal crossings making it difficult for blind/visually impaired people. Tactile paving cannot be felt by all visually impaired people

i.e. those with reduced sensitivity in their feet. Proposed tactile paving is used to warn blind people of specific hazards and should not replace the road kerb.

- Shared space design on Hall Street will be unreasonably difficult for blind/VI or disabled people to use.

Traffic

- Works do not address existing congestion problems at junctions and will increase congestion by obstructing traffic flow and slowing ambulances travelling to the Golden Jubilee hospital.
- Works will cause upheaval with no benefit to residents.
- Traffic light sequence at Hume Street is currently too long.
- Missed opportunity to create a gap in central reservation for east-bound traffic to turn right into Bruce Street.

Accessibility

- Some entrances into the Town Hall from Hall Street will still be inaccessible together with the entrances into the shops at 72-88 Dumbarton Road.
- Existing double ramp at art gallery main entrance is to be replaced with tapered steps contrary to existing guidance on accessible outdoor environments.
- Concern over buses being able to deploy ramps

Other matters

- Proposal provides no places where pedestrians may wish to pause.
- Uncertainty over what is required of the road until Queens Quay is developed.
- More disabled parking bays required on Hall Street.
- Proposal does not comply with the Equalities Act 2010.
- Landscaping should include more native species to increase biodiversity.

The concerns raised above are addressed in Section 7 below.

- 5.2** A letter in support of the application has been received from West Dunbartonshire Access Panel, which includes a member of the National Federation of the Blind. They had meetings with the designers of the scheme to discuss the proposals which informed the final design as submitted with the planning application. The Access Panel welcome the use of raised tables at key crossing points as this makes it easier for those in wheelchairs and with reduced mobility to cross the road.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan

- 6.1** The application site is located within Clydebank Town Centre. Policy GD1 applies to all developments and outlines that all new development is expected to be of high quality design and to respect the character and amenity of the area in which it is located. Policy BE2 aims to ensure that in relation to any works affecting a listed building or its setting, its appearance character and setting is not adversely affected.

- 6.2** Policy T1 supports measures to provide sustainable transport modes including footpaths, cycle routes and improved access to public transport. Under policy T2 the Council, in conjunction with other interested parties, will identify opportunities for access improvements to the Regeneration Priorities set out in Key Policy RP1, which includes Queens Quay, to link to the existing road network, principal car parks and path networks. Policy T3 states that the Council, in partnership with other agencies, will endeavour to undertake or support Transport Schemes shown in Schedule T3, which includes improving the quality of pedestrian routes in town centres and improvements to cycle route provision. The proposal is considered to comply with the above policies and is discussed further in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- 7.1** West Dunbartonshire Local Development Plan (LDP) Proposed Plan
On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The "Our Changing Place" section of the Plan sets out the Council's strategy for Clydebank Town Centre and Queens Quay. The Town Centre is predominantly characterised by retail uses with support for the evening economy and leisure uses and the desire to improve public transport facilities and accessibility. It supports the application proposals which will improve accessibility for pedestrians and provide an important connection between this part of Clydebank that includes key civic buildings such as the Town Hall and library, and the rest of the Town Centre. The Queens Quay "Changing Place" section supports the regeneration and redevelopment of this important waterfront site and includes improving pedestrian connectivity, accessibility and stronger links with the site and Clydebank Town Centre which the proposals will contribute towards delivering. The aspiration for Queens Quay is about quality in terms of layout, building design, materials and public realm. The proposals are consistent with this aspiration and appropriate for the gateway to Queens Quay.
- 7.3** Design and layout considerations are set out in Policy DS1, which outlines that all development will be expected to contribute towards creating successful places by having regard to the relevant criteria of six qualities – distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant and welcoming. Policy BH3 states that development that would affect the special interest, character or setting of a listed building will not be

permitted and that appropriate enhancement of listed buildings will be supported. The proposals are considered to comply with these policy requirements. They will create a distinctive environment with reduced traffic speed and pedestrian focus and will also provide an attractive setting for the listed buildings. In terms of pedestrian safety, this is addressed in the representation section of the report below.

Principle of the works

- 7.4** The main purpose of the works as described in Section 3.2 above is to improve the connectivity between this part of Clydebank and the rest of the town centre and Queens Quay. At present, the A814 at this point acts as a 'barrier' between Queens Quay, the civic buildings on Dumbarton Road including the Town Hall and library and the rest of Clydebank town centre. The reduction in traffic speeds and making the footways wider and more attractive by the use of materials will create an environment that is less focussed on vehicles and more pedestrian and cycle friendly. The proposal has been subject to a detailed traffic assessment and Dumbarton Road will remain a key arterial route connecting Clydebank with Dumbarton and Glasgow. The road will still be able to accommodate the same volume/ movement of traffic but at a lower speed which would be irrelevant at peak times. There will still be two lanes in both directions and the road will remain open throughout the works.
- 7.5** As Queens Quay is developed the connectivity between this part of Clydebank and the rest of the town centre will become more important. The works will provide a more attractive setting in the area around the listed buildings i.e. the town hall, library and former fire station, as Clydebank's civic quarter. The use of high quality materials will emphasise the importance of this part of the town centre and will also be durable, which will help with long-term maintenance. Footways throughout the development will be surfaced with granite slabs to tie in with materials used around the town hall and to provide a high quality finish. The use of landscaping has been carefully chosen to soften the hard landscaping. Street trees will include birch and rowan. The low planters at the side of the footway will comprise a 'common box' hedge infilled with herbaceous/sub-shrub plants including flowering varieties. This will add to the attractiveness of the development

Pre-application consultation

- 7.6** Prior to the submission of the planning application, the Council and funding partner Sustrans held a major community consultation event in Clydebank Town Hall on 12 September 2017 to promote and raise awareness of the project within the local community. The event had been well publicised beforehand and was well attended. A further public consultation event was held from 1 to 3 November 2017 at the Council's town centre office in Clydebank. These events were advertised in the local newspaper and through social media, site notices and flyers. The design team also had meetings with Strathclyde Partnership for Transport (SPT), West Dunbartonshire Access Panel and members of the Morrison Memorial Church located at the junction with Dumbarton Road/Hall Street, as well as residents of Hall Street. Comments and concerns raised through the events were

addressed by the design team through the Pre-application Consultation Report. Where possible, the final design as described in paragraphs 7.4 and 7.5 above has been altered to take on board these comments. Key issues raised during the consultation were: parking, cycle provision, and construction and maintenance. Council officers also met separately with NFBUK regarding their concerns and further adjustments to the proposals have been made.

Elected Member Briefing

- 7.7** In November 2017 a meeting was held with members to advise them of a forthcoming planning application for the Connecting Clydebank project and to provide them with an opportunity to highlight any additional issues that they considered the application should address. Members were provided with information on the background to the development, site and development details, relevant planning policies and the main issues to be considered: site context, placemaking and design, cultural and historic value, transportation impacts and impacts on businesses and residents. The main concerns raised by the members were: the re-siting of the bus stop, narrowing of the road and slowing down traffic, removal of the filter lane for buses and integration of cyclists with pedestrians and vehicles.

Response to representations

- 7.8** Section 5 of this report summarises the main points of objection to the proposals and are addressed below.

Pedestrian/ road safety

- 7.9** The main concern raised by the RNIB Scotland and NFBUK was the proposal for footways to become a shared space with cyclists. This was initially proposed to be part of the scheme as a way of encouraging cycling among those who do not feel confident to use the road. However, there was strong concern that encouraging cyclists to use the footway would be dangerous to visually impaired and blind pedestrians who would not expect cyclists to be on the footway. This aspect of the development has therefore been removed from the scheme and a Traffic Regulation Order allowing shared cycle/ pedestrian footways will not be implemented.
- 7.10** The NFBUK has raised concerns that the absence of a kerb between the signal crossings will make it difficult for visually impaired people as they rely on drop kerbs to identify where the pavement ends and the road begins and cannot distinguish coloured or tactile paving. Further to this they have stated that tactile paving cannot be felt by all visually impaired people i.e. those with reduced sensitivity in their feet and that tactile paving is used to warn blind people of specific hazards and should not replace the road kerb. This point has been fully considered by the Councils Roads Service and further advice was sought from West Dunbartonshire Council Access Panel which also includes a member of NFBUK. However, it is considered that the use of raised tables is an important traffic calming element in ensuring that vehicle speeds are significantly reduced to achieve a design speed of less than 20 miles per hour thereby creating a safer environment for all pedestrians. Raised tables also provide advantages for vulnerable pedestrian groups such as wheelchair users by providing a level surface that is easier to cross and

their use has been welcomed by the Access Panel. In an effort to address the point of concern, tactile paving will be used, where the kerb is flush, as directional guidance paving and a double row of this surface will be used along the edge of the two large raised tables at the Miller/ Hall Street junction with Dumbarton Road and the Hume Street/ Glasgow Road junction.

- 7.11** NFBUK are also concerned that the shared space design on Hall Street will be difficult for blind, visually impaired or other disabled people to use. Shared space is common throughout towns and cities in Scotland, however, the proposals for Hall Street are not designed to be a 'shared space' as there will be a clear distinction between the footway and the road through the use of different materials and a 6mm upstand on the kerb edge. Nevertheless, in response to this concern, a continuous row of tactile paving will be used adjacent to kerbs to clearly identify the edge of the footway. At present, much of the kerbing on Hall Street is already either flush with the road or has a low upstand therefore the proposals will not be significantly different from that which already exists. There is currently one disabled parking bay on Hall Street and it is proposed to form a parking area capable of accommodating 2 cars so there will be a slight increase in the number of disabled parking bays.
- 7.12** Concern has been raised by a local resident in relation to the use of 'cobbles' (granite setts) on the road and that this would make the surface slippery. However, the use of cobbles is standard practice and they will exceed slip resistance criteria for carriageways. It should be noted that granite setts are common road and footway surfaces throughout town centres in Scotland and is not unusual in this regard.

Traffic

- 7.13** In relation to concerns over existing congestion problems, raised by the Community Council; the purpose of the proposal is to improve connectivity within this part of Clydebank and not to specifically address congestion problems in the surrounding area. That said, the proposal has been subject to a detailed traffic assessment and the roads will still be able to accommodate the same volume/ movement of traffic but at a slower speed. There will still be two lanes in both directions. The proposal has been developed with full consideration of adjacent developments. While the raised tables will cause ambulances to slow down it is not considered by the Council's Roads Service that this would have a significant impact on travel times to the Golden Jubilee Hospital. Emergency Services would be consulted separately by the Roads Service in terms of the proposals if planning approval is granted. Dumbarton Road will remain a key arterial road connecting Clydebank with Dumbarton and Glasgow. There will be some disruption to road users and occupants of surrounding buildings, including residents, during the construction phase, however, this would be temporary and there will be benefits in the long term for residents through the provision of a more attractive environment and reduced traffic speeds. The appointed contractor will be required to produce an acceptable phased programme of works that will minimise disruption as much as possible.

- 7.14** The traffic light sequence at Hume Street will be changing as a result of the works with the existing signalised junction being replaced with a Toucan crossing. This means that vehicles exiting Hume Street will no longer be controlled by signals and will only be required to wait if pedestrians are crossing. Due to the removal of the raised central reservation on the western part of Dumbarton Road, motorists will now be able to turn right into and out of Bruce Street, which will improve access for residents. This addresses the concern raised by a local resident.

Accessibility

- 7.15** NFBUK raises the issue of access to the Town Hall. It is acknowledged that not all of the entrances into the Town Hall will have level access, however, the main entrance on Hall Street, which currently has a relatively steep ramp, will be improved by replacing it with a gradual rising footway. It has also been suggested that the project should include the provision of level accesses to the commercial units on Dumbarton Road opposite the library. This is not within the scope of the current project and would require the agreement and input from individual property owners, however, where there is potential to make a reasonable adjustment this will be done.
- 7.16** Buses will now be able to deploy ramps and the use of 'build outs' with high access kerbing has been included to facilitate this. This will be an improvement on the current situation as at present this cannot happen due to bus stops being blocked by on street parking.

Other matters

- 7.17** The NFBUK has stated that the proposal does not comply with the Equalities Act 2010. This is not the case. The Council is fully aware of its duties under the Act and the scheme has been designed to take into account the needs of all potential users, including disabled people. Adjustments have been made to the scheme in response to concerns submitted through the planning application process including the removal of shared pedestrian/cycle surfaces and the proposed installation of additional tactile paving within Hall Street, Hume Street and Miller Street to strengthen the kerb-line. Also, the proposals have been subject to significant engagement with key stakeholders and the community at the pre application stage.
- 7.18** The Community Council had concerns that there was no seating proposed. Additional seating is however proposed to be introduced at the bottom of Kilbowie Road at the junction with Dumbarton Road and also opposite Hume Street close to the access to the future Titan Boulevard, a key pedestrianised access to Queens Quay. This will complement the existing stainless steel street furniture within the local area and allow pedestrians a place to rest. Extensive seating will be provided on the Queens Quay site to service the proposed uses and to encourage the public to use the waterfront location and activities.
- 7.19** The concern from a local resident regarding the introduction of native species has been taken on board and such species will form part of the landscaping scheme.

8. CONCLUSION

- 8.1** It is believed that the proposed development will achieve its aim of 'Connecting Clydebank' by providing a more attractive environment where greater emphasis is placed on pedestrian movement and cyclists. Traffic will continue to flow but at a lesser speed contributing to a safer environment and the area will be improved through the use of high quality materials and landscaping. While concerns have been raised, including those by the Parkhall, North Kilbowie and Central Community Council, RNIB and NFBUK Scotland, the design of the scheme has addressed a number of their concerns whilst taking a balanced view of the challenges faced by all disabled groups. Overall, it is considered that the development will greatly improve the area for pedestrians and cyclists, whilst not compromising traffic movement. It provides a gateway to the Queens Quay area and a quality environment between the town centre and the civic area/ Queens Quay area.

9. CONDITIONS

- 1. Unless otherwise approved in writing, no development shall commence on site until such time as full details of all hard surfacing and edging materials throughout the site have been submitted to and approved in writing by the Planning Authority. The hard surfacing shall thereafter be implemented as approved.**
- 2. Unless otherwise approved in writing, no development shall commence until such time as full details of all street furniture, including seating and cycle parking, has been submitted to and approved in writing by the Planning Authority, and shall thereafter be implemented as approved.**
- 3. Unless otherwise approved in writing, no development shall commence until such time as full details of the landscaping scheme for the site has been submitted for the further written approval of the Planning Authority and implemented as approved not later than the next appropriate planting season after the works have commenced. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.**
- 4. Unless otherwise approved in writing, no development shall commence until such time as full details of the design of all raised tables throughout the site have been submitted to and approved in writing by the Planning Authority. Such details shall include table heights, ramp gradients and table lengths. The raised tables shall thereafter be implemented as approved.**
- 5. Prior to the commencement of works, a statement detailing the method for testing that buses can safely and reasonably navigate the realigned Kilbowie Road junction shall be submitted and approved in**

writing by the Planning Authority through consultation with Strathclyde Partnership for Transport (SPT). Thereafter, the test shall be carried out in accordance with the method statement and the findings, including any proposed adjustments to the junction, shall be agreed by the Planning Authority and the works shall be implemented as agreed.

6. Unless otherwise approved in writing, no development shall commence on site until such time as details of the design of the bus stops has been submitted to and approved in writing by the Planning Authority in consultation with Strathclyde Partnership for Transport (SPT). Such details shall include raised kerbs and shelters. The bus stops shall thereafter be implemented as approved.
7. During the period of construction, Dumbarton Road/Glasgow Road shall remain in operation to bus services. Any planned restriction or closure required on Dumbarton Road/Glasgow Road shall first be approved in writing by the Planning Authority in consultation with Strathclyde Partnership for Transport (SPT).
8. No development shall take place on site until such times as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
9. Unless otherwise agreed in writing by the Planning Authority; during the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
10. Prior to work commencing on site a scheme for the control and mitigation of dust shall be submitted for the further approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and measures to prevent or limit the occurrence and impact of such dust. The scheme shall be implemented as approved prior to any dust-generating activities commencing on site.
11. Prior to works commencing on site a phased programme of works that will minimise disruption during the construction phase shall be

submitted for the written approval of the Planning Authority and implemented as approved.

Peter Hessett
Strategic Lead- Regulatory
Date: 16 August 2018

Person to Contact: Pamela Clifford, Planning & Building Standards Manager.
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

1. Application forms and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP Proposed Plan 2016
4. Consultation Responses
5. Representations
6. Clydebank Charrette Report

Wards affected: Ward 6 (Clydebank Waterfront)

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 29 August 2018

**DC17/204: Erection of four new dwelling houses on land adjacent to
Three Acres, Cochno Road, Clydebank by David Lindsay.**

1. **PURPOSE**

- 1.1 To provide the Committee with an update following continuation of the above planning application at the June Planning Committee.

2. **RECOMMENDATIONS**

- 2.1 That the Committee indicate that it is **Minded to Grant** full planning permission, and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 (Appendix 1 Report) and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure payment of a financial contribution towards open space provision or enhancing open space in the local area. Together with an additional condition that the adjacent building associated with the existing house at Three Acres cannot be used or sold as a separate house, unless permission for such a use is granted following a separate application for planning approval.

3. **BACKGROUND**

- 3.1 The above application was presented to June Planning Committee and a copy of the report is contained in Appendix 1. The Committee agreed to continue consideration of the application to allow officers to determine the current use of a separate building associated with the house at Three Acres.

4. **MAIN ISSUES**

- 4.1 The building was originally an outbuilding (dating from circa 18th Century) associated with the existing house on site and it was converted to ancillary residential accommodation almost 10 years ago for a relative who is now deceased. Following an inspection of the building by the Planning Compliance Officer following the June Planning Committee meeting, it was established that internally, the building contains a kitchen, lounge, hallway, 2 bedrooms and a bathroom. The Council have been advised by the owner, that although not inhabited at present, the building has been used by family members when visiting and is not used as a separate independent house by non-family

members. At the time of the recent inspection, parts of the building were being used for storage purposes and some areas within the building could not be used due to the volume of items being stored.

- 4.2** Contact has been made with the Assessors Office for West Dunbartonshire which has further established that the building has no separate title and is not registered for separate council tax. The building also does not have a separate power or water supply - it is connected to the electricity and water services which are used by the house at Three Acres. The building does not have a separate enclosed garden area and is not distinguished from the existing house curtilage in any way which would suggest that it is a separate house.
- 4.3** Planning permission is not required to convert an outbuilding associated with a house if it is to be used for ancillary residential accommodation, providing that the use of the building remains ancillary to the main house on site. It is therefore considered that although the outbuilding has been converted to provide residential accommodation, it remains ancillary to the existing house on site and no breach of planning control has occurred.
- 4.4** It is however recommended that a condition is attached to the permission of the four new houses stating that the respective building cannot be used or sold as a separate house, unless permission for such a use is granted following a separate application for planning approval.

5. OPTIONS APPRAISAL

- 5.1** None.

6. PEOPLE IMPLICATIONS

- 6.1** There are no people implications.

7. FINANCIAL AND PROCUREMENT IMPLICATIONS

- 7.1** There are no financial implications.

8. RISK ANALYSIS

- 8.1** There are no known risks to the Council.

9. EQUALITIES IMPACT ASSESSMENT (EIA)

- 9.1** None.

10. ENVIRONMENTAL SUSTAINABILITY

10.1 There are no environmental sustainability implications.

11. CONSULTATION

11.1 None.

12. STRATEGIC ASSESSMENT

12.1 This proposal does not impact on any of the Council's strategic priorities.

Peter Hessett
Strategic Lead - Regulatory
Date: 13 August 2018

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,

Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendices: Committee Report DC17/204.

Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan; and
5. Representations.

Wards Affected: Ward 5 (Clydebank Central)

WEST DUNBARTONSHIRE COUNCIL**Report by Strategic Lead- Regulatory****Planning Committee: 27 June 2018**

DC17/204: Erection of four new dwelling houses on land adjacent to Three Acres, Cochno Road, Clydebank by David Lindsay.

1. REASON FOR REPORT

- 1.1** This application relates to a proposal which raises issues of local significance and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** That the Committee indicate that it is **Minded to Grant** full planning permission, and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure payment of a financial contribution towards open space provision or enhancing open space in the local area.

3. DEVELOPMENT DETAILS

- 3.1** The application site is located to the east of Cochno Road on land currently associated with Three Acres which is a residential property. The site is bounded by housing to the north, east and south east whilst there is an area of woodland and the Cochno Burn to the south west. The site extends to approximately 0.3 hectares and consists of an area of lawn. Access to the site is taken from an unadopted lane from Cochno Road which passes along the northern boundary of the site. The area of land alongside the burn and the woodland directly to the south of the site is designated as green belt and acts as a woodland corridor along Cochno Burn.
- 3.2** Full planning permission is sought for the erection of 4 detached houses. The properties will consist of private housing for sale and would all be 1 ½ storey properties containing four bedrooms. The existing access road would be retained, with the new properties fronting onto this. Each

property would be provided with private off street parking and a front and rear garden. The properties would have a traditional scale, finished with pitched roofs containing two dormer windows on the front elevation. The materials palette will consist of a grey brick base course, white render and grey concrete roof tiles.

- 3.3** Planning Permission in Principle was previously granted for three house plots at this location and thereafter, two detailed applications were approved for two of those plots. None of these permissions were implemented and they have now all lapsed.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to a maximum of six residential units being served from a single private access.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to noise, permitted hours of work on site, deliveries, piling, potential site contamination and dust control measures.

5. REPRESENTATIONS

- 5.1** One representation from a local resident has been submitted in relation to this application which objects to the proposal for the following reasons:
- The track serving the proposed development is very narrow.
 - This development will exacerbate existing congestion on Cochno Road.
 - The proposal constitutes overdevelopment of the site.
 - This development could set a precedent to permit further residential development on this site in the future.
 - The proposal would result in the loss of a natural wildlife habitat and is therefore contrary to the local plan.
 - The development could raise overlooking and overshadowing issues.
- 5.2** One further representation has been submitted from Clydebelt and does not object to the proposal but raises the following points:
- The site should be separated from the green belt by native hedging.
 - The development should have an appearance which is suitable for a semi-rural setting.

- Construction work should not result in any detrimental impacts on wildlife in the surrounding area.
- The existing business on site should remove any pollution or dumped material from the vicinity of the site.
- It is assumed that the existing access road will be widened.
- Although not objecting, a lower density may be preferable and the development should blend with the nearby countryside and enhance biodiversity and wildlife in the area.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The majority of the site is located within an Existing Residential Area, where Policy H5 seeks to preserve the character and amenity of existing residential areas. In particular, it seeks to avoid overdevelopment which would have an adverse impact on local amenity, access and parking or would be out of scale with surrounding buildings. Policy H4 sets out standards expected of residential development, requiring high quality in terms of shape, form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area in which it is located.
- 6.2** Part of the site is within the green belt and is therefore covered by Policy GB1 which seeks to preserve the character of these areas and restrict development to certain types. The only part of the proposal which would encroach into the green belt are the gardens of two house located on plots 3 and 4 and this is considered acceptable at this location. It is not proposed to undertake any tree removal in the green belt.
- 6.3** Policy R2 specifies the open space provision required for all development and provides for the Council to request payment of a financial contribution where appropriate. Assessment of open space requirements has been undertaken against the more up to date document, “Our Green Network” Guidance.
- 6.4** Policy F2 relates to drainage and aims to ensure that new development does not increase the risk of flooding elsewhere and has suitable drainage infrastructure which includes SUDS measures.
- 6.5** Policy T4 relates to the accessibility of new development and requires new developments to integrate with walking, cycling, and public transport routes.
- 6.6** The proposal complies with the relevant policies contained in the adopted local plan and is assessed in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- West Dunbartonshire Local Development Plan (LDP) Proposed Plan
- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The majority of the site is located within an Existing Neighbourhood where Policy BC4 supports the principle of residential development, provided there is no adverse impact on neighbouring amenity or the character of an area. Policy DS1 is also applicable and seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants rather than a specific demographic.
- 7.3** Part of the site is within the green belt and is therefore covered by Policy DS2 which seeks to preserve the character of these areas and restrict development to certain types. The only part of the proposal which would encroach into the green belt are the gardens of two houses on plots 3 and 4 and this is not considered to have a detrimental impact on the purpose of the green belt at this location. It is not proposed to undertake any tree removal in the green belt.
- 7.4** Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating open space at a level proportionate to the scale of development and in accordance with "Our Green Network" Guidance. This guidance allows open space to be integrated within a development or where this is not possible, any identified shortfall may be addressed through a financial contribution which would be used to enhance open space provision in the local area. The proposal is assessed against these policies and guidance below.
- 7.5** Policy DS1 indicates that all new development will be expected to contribute towards creating successful places 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). All residential developments of more than 3 units are also expected to comply

with the Residential Development: Principles of Good Design Supplementary Guidance.

- 7.6** Policy DS3 requires that significant travel generating uses are located within 400 metres of the public transport network. Policy DS6 states development will not be supported where it would have a significant probability of being affected by flooding or increase the risk of flooding elsewhere, and requires SUDS to be included, where appropriate in developments.
- 7.7** It is considered that the proposals comply with the above policies and the detailed assessment is set out below.

Principle of development

- 7.8** The application site is associated with a single detached dwelling (Three Acres). While the four dwellings are proposed to be sited within a previously undeveloped part of the site, there is land, also within the application site, that includes a workshop, a number of associated vehicles, machinery and containers. Redevelopment of part of the application site for residential purposes would result in this associated area of land being tidied up and the amenity of the area being improved. The development would not have a detrimental impact on the area of land designated as Green Belt that lies to the south of the site onto which the garden areas of two properties will encroach. The surrounding residential area includes a mixture of house types and this proposal represents an opportunity to contribute additional housing at this location, which is also consistent with the relevant land use allocation. The proposed development would be consistent with the land use policies of the adopted and proposed development plans.

Layout, Design and Appearance

- 7.9** The proposed development would not be overly prominent from Cochno Road and would sit against a woodland backdrop associated with the Cochno Burn. The separation distance from the riparian trees is such that there should be no adverse impact on root systems. The layout is relatively straightforward, with the properties addressing the existing access lane. The initial proposal was for five detached houses but this has now been reduced to four, ensuring that there is no overdevelopment of the site. Due to the size of the site and the narrow access lane, it is challenging to incorporate the principles of the Scottish Government's 'Designing Streets' guidance and the Council's Residential Design Guidance through a more pedestrian focussed layout. However, the development does include an area of communal/ open space within the site which is welcomed and is located between plots 3 and 4. Planting within this area will contribute to local biodiversity and will connect with the trees to the south of the site thereby extending the woodland corridor.

7.10 There are a variety of house types in the surrounding area and the design of the buildings will compliment those nearby and also reflect more recent housing developments on Cochno Road in terms of materials, size and appearance. The proposed housing would be of contemporary design and would be 1 ½ storey, containing front dormer windows. The layout will address the levels on site and there will be no amenity issues. It is not considered that there will not be any unacceptable overlooking or overshadowing within the development site or with existing properties in the area.

7.11 The use of a simple palette of materials primarily consisting of render and concrete roof tiles will complement the mix of materials used in the surrounding area. It would also contribute positively to its visual appearance. The density, layout, materials and general appearance of the development are all considered to be acceptable.

Landscaping and open space

7.12 Although the proposal includes an area of communal/open space, a development of this size is required to make a financial contribution in order to comply with the Council's 'Our Green Network' guidance. In total, the applicant will be required to pay a financial contribution of £5400.

Roads, Parking and Drainage

7.13 The site will be accessed from a lane from Cochno Road and due to the number of houses proposed, the existing single access is considered to be acceptable. There is sufficient space to form a junction and provide access to each of the proposed properties. Due to the minimal increase in traffic which will arise from this development, it is not anticipated that there will be any additional congestion on the surrounding road network.

7.14 The site is in close proximity to Cochno Burn but is not highlighted as being within an area at risk of flooding. In order to provide appropriate surface drainage for the new housing and access, the proposal would require to incorporate SuDS measures for the disposal of surface water from roads, parking and roof areas, and make use of permeable paving throughout the site. This can be controlled through an appropriate condition.

Contamination

7.15 In order to ensure that the development is completed satisfactorily, conditions will be attached to ensure that any contamination on site is adequately addressed. The Council's Environmental Health Section is content that these conditions will allow any contaminated land issues to be resolved. To ensure that appropriate measures are taken if required, the conditions will seek to ensure that suitable remediation is undertaken.

8. CONCLUSION

- 8.1** The proposed development of the site for residential purposes is in compliance with the adopted and proposed local plans. The layout, design and materials for the development are all considered acceptable and it is an appropriate form of development for this semi-rural location.

9. CONDITIONS

- 1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.**
- 2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.**
- 3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.**
- 4. Prior to the commencement of development, details of the design and location of lighting shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.**
- 5. No house shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.**
- 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 Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban**

Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of any of the residential properties.

- 7. A landscaping scheme for the site, including the site boundaries and area of open space shall be submitted for the written approval of the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.**
- 8. During the period of construction, all works (including piling) and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.**
- 9. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.**
- 10. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:**
 - a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)**
 - b) an assessment of the potential risks (where applicable) to:**

- human health;
 - property (existing and proposed), including buildings, pets, service lines and pipes;
 - ground waters and surface waters.
- c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
11. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
12. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
13. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness

of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.

14. 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 Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
15. Prior to the commencement of development on site, a plan detailing the proposals for the tidying up of the existing site around the workshop, shall be submitted for the written approval of the Planning Authority. Thereafter the site shall be tidied up in accordance with the approved details prior to work commencing on the construction of any of the dwellinghouses hereby approved.
16. Prior to the commencement of development on site, details of measures to protect trees located within and adjacent to the site shall be submitted for the written approval of the Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.
17. No trees shall be removed either within or adjacent to the site without the prior written approval of the Planning Authority.
18. Prior to the commencement of development on site, details of any site compound or storage area shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
19. Prior to the commencement of development on site, details of the existing and proposed ground levels (including a topographical survey and cross sections) shall be submitted for the written approval of the Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

Peter Hessett
Strategic Lead- Regulatory
Date: 12th June 2018

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: Site Location Map

Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan; and
5. Representations.

Wards affected: Ward 5 (Clydebank Central)

DC17/204

Erection of four new
dwelling houses

Land Adjacent Three Acres
Cochno Road
Hardgate
Clydebank

