

PLANNING COMMITTEE

At a Hybrid Meeting of the Planning Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 8 December 2021 at 2.00 p.m.

Present: Councillors Ian Dickson, Diane Docherty, Jim Finn, Daniel Lennie, Jonathan McColl and Lawrence O'Neill.

Attending: Peter Hessett, Chief Officer – Regulatory and Regeneration; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Barry Douglas, Team Leader – Development Management; Gerry Poutney, Principal Building Standards Surveyor; John Walker, Assistant Engineering Officer, Roads and Transportation; Nigel Ettles, Section Head – Litigation (Legal Officer); and Ashley MacIntyre and Gabriella Gonda, Committee Officers.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey, Karen Conaghan and Douglas McAllister.

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.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting would be done by roll call vote to ensure an accurate record.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 10 November 2021 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 APPLICATIONS

A report was submitted by the Chief Officer – Regulatory and Regeneration in respect of the following planning applications:-

- (a) **DC21/205/FUL – Installation of various artworks including two metal bench seats, four barrel seats, three metal geese sculptures, eight cast iron paving reliefs, eight acrylic resin wall plaques and a view point sculpture at Dumbarton Walkway, Castle Street, Dumbarton by Dunbritton Housing Association.**

Reference was made to a site visit that had been undertaken in respect of the above application. After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to grant planning permission subject to the condition set out in Section 9 of the report, and as detailed within Appendix 1 hereto, and with an additional condition that the applicant must maintain the installations in the future.

- (b) **DC21/176/FUL – Proposed Coffee shop with drive-thru facility and associated outdoor seating and road re-alignment at Morrison's Supermarket, 36 Glasgow Road, Dumbarton by Trilogy (Leamington Spa) Ltd.**

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report and in answer to Members' questions.

Councillor Finn, Chair, invited Mrs Elizabeth Daly, Mrs Rose Harvie and Ms Jacqueline Bruce, objectors, to address the Committee. Mrs Daly, Mrs Harvie and Ms Bruce were heard in support of their objections and in answer to Members' questions.

The Chair then invited Mr Michael Powell and Mr Nick Heard, agents for the application, to address the Committee and they were heard in support of the application and in answer to Members' questions.

After consideration the Committee agreed to refuse planning permission for the reasons set out in Section 9 of the report, and as detailed within Appendix 1 hereto.

- (c) **DC21/268/FUL – Re-instatement of partially collapsed boundary wall with gabion basket retaining wall and railings on top at 2 and 4 Williamson Avenue, Dumbarton.**

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report and in answer to Members' questions.

Councillor Finn, Chair, invited Mr George McBride, objector, to address the Committee. Mr McBride was heard in support of the objection and in answer to Members' questions.

The Chair then invited Mr Steven Kenney, objector, to address the Committee. Mr Kenney was heard in support of the objection and in answer to Members' questions.

The Chair then invited Mr Jack Anderson, agent for the applicant, to address the Committee and Mr Anderson was heard in respect of the application.

The Committee also heard from Mr Reg Barrett in support of the applicant.

After consideration and having heard the Planning, Building Standards and Environmental Health Manager, the Principal Building Standards Surveyor and the Legal Officer in clarification of certain matters and in answer to Members' question, the Committee agreed to grant full planning permission subject to the condition set out in Section 9 of the report, and as detailed within Appendix 1 hereto and to add an additional condition that there would be further discussion on the material that would be used to fill the gabion baskets.

Councillor Dickson, having failed to find a seconder for a proposed amendment, requested that his dissent be recorded in respect of this item.

The meeting closed at 3:42 p.m.

APPENDIX 1

DC21/205/FUL – Installation of various artworks at Dumbarton Walkway, Castle Street, Dumbarton.

1. Prior to the commencement of the development, details of any hard surfaces to be laid under or around the benches and barrel seating shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.

DC21/176/FUL – Erection of coffee shop with drive-thru facility at Supermarket, 36 Glasgow Road, Dumbarton.

1. The proposed development is contrary to Policy RET2A of the Local Plan (2010) and Policy SC1 of Local Development Plan 2 Proposed Plan (2020) as it would have a detrimental impact on Dumbarton Town Centre.
2. The proposed development is contrary to Policy CON1 of Local Development Plan 2 Proposed Plan (2020) as the proposed development does not prioritise active travel and promotes the use of the private car.

DC21/268/FUL – Re-instatement of partially collapsed Boundary wall with gabion basket retaining wall and Railings on top at 2 and 4 Williamson Avenue, Dumbarton.

1. Prior to the commencement of the development on site, details of screening in the form of soft landscaping to be located between the proposed wall and Meadow Road shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.