PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 12 February 2020 at 10.03 a.m.

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

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; Ross Lee, Lead Planning Officer; Ashley Mullen, Place and Design Officer; Pat Hoey, Service Co-ordinator, Environmental Health; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

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

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 22 January 2020 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 21 January 2020, 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.

PLANNING APPLICATION

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

DC19/235 – Change of use from beauty parlour to café (retrospective) at 129 Main Street, Renton by Mr Duncan Wrethman.

Reference was made to the site visit which had previously been undertaken in respect of the above application. During consideration, the Planning and Building Standards and Environmental Health Manager, the Section Head – Litigation and the Service Co-ordinator, Environmental Health were heard in further explanation and in answer to Members' questions.

The Chair invited Ms Susan Connolly, objector, to come forward to address the Committee and she was heard in respect of her representation and in answer to Members' questions.

The Chair then invited Mr Duncan Wrethman, applicant, to address the Committee. Mr Wrethman was heard in support of the application and in answer to Members' questions.

After discussion, Bailie Agnew, seconded by Councillor Casey, moved:-

> That the application be refused on the basis that the proposed use would have a detrimental impact on adjacent and neighbouring residential properties by virtue of smell and odour nuisance generated from the type and method of cooking/menu at the café. The proposal was therefore unacceptable and contrary to Policies RET7 and GD1 of the adopted West Dunbartonshire Local Plan (2010), Policies BC4 and DS1 of West Dunbartonshire Local Development Plan 1: Proposed Plan (2016) and Policy H4 of West Dunbartonshire Local Development Plan 2: Proposed Plan (2018).

As an amendment, Councillor Dickson, seconded by Councillor Conaghan, moved:-

> That the Committee agree the recommendation in the report and to grant planning permission subject to the conditions set out in Section 9 of the report.

On a vote being taken, 4 Members voted for the amendment and 5 for the motion which was accordingly declared carried.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short comfort break. The meeting resumed at 11.10 a.m., with the same Members present as listed in the sederunt.

DESIGN CODES - QUEENS QUAY, CLYDEBANK

A report was submitted by the Strategic Lead – Regulatory seeking approval of the draft Queens' Quay Design Codes.

Reference was made to an email sent to all Elected Members, making representations on this matter, from a Mr Paul O'Donnell of Dawn Developments Ltd. It was noted that the Planning and Building Standards and Environmental Health Manager was arranging to meet with Mr O'Donnell, along with other appropriate officers, and that following this meeting a Members Briefing Note would be circulated to Members of the Committee.

After discussion and having heard the Planning, Buildings Standards and Environmental Health Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the Queens' Quay Design Codes document set out in Appendix 1 to the report, for consultation for an extended period of 9 weeks.

PLANNING PERFORMANCE AND FEES CONSULTATION

A report was submitted by the Strategic Lead – Regulatory informing of the Scottish Government's "Planning Performance and Fees" consultation, and requesting consideration of the Council's response.

Having heard the Planning, Buildings Standards and Environmental Health Manager and the Section Head - Litigation, the Committee agreed that Appendix A to the report would form the Council's response to the consultation paper.

DECISION ON APPEAL AGAINST PLANNING APPLICATION FOR PETROL FILLING STATION, A JET WASH FACILITY AND ALTERATIONS TO THE CAR PARK AT LIVINGSTONE STREET, CLYDEBANK (DC18/209)

A report was submitted by the Strategic Lead – Regulatory informing on the outcome of the above planning appeal.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to note, with satisfaction, the decision taken by the Department of Planning and Environmental Appeals (DPEA) to refuse the appeal and uphold the Council's decision.

The meeting closed at 11.30 a.m.

APPENDIX 1

PLANNING COMMITTEE

NOTE OF VISITATIONS – 21 JANUARY 2020

Present: Councillors Karen Conaghan and Marie McNair.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Antony McGuinness, Team Leader – Forward Planning; Erin Goldie, Team Leader – Development Management and Ross Lee, Lead Planning Officer.

SITE VISITS

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

(1) Farm Road, Duntocher, Clydebank

DC19/203 – Erection of residential development by Barratt Homes West Scotland.

(2) Dillichip Loan, Bonhill

DC19/169 – Formation of a plot for a single house with associated access, parking and garden ground at land by Mr John Burleigh.

(3) Stanford Street, Clydebank

DC19/186 – Residential development comprising 70, two storey terraced, semi-detached and detached houses with 65 two bedroom flats over three and four storeys with associated roads, parking and landscaping by Turnberry Homes.