

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 11 March 2020 at 10.00 a.m.

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

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

Apologies: Apologies for absence were intimated on behalf of Councillors Douglas McAllister and Lawrence O'Neill.

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 12 February 2020 were submitted and approved as a correct record.

OPEN FORUM

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

PLANNING APPLICATIONS

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

Continued Application

- (a) **DC19/169 – Formation of a plot for a single house with associated access, parking and garden ground at land at Dillichip Loan, Bonhill by Mr John Burleigh.**

After discussion having heard the Planning, Buildings Standards and relevant officers in further explanation of the report, and in answer to Members' questions, the Committee agreed to grant planning permission in principle subject to the conditions set out in Section 9 of the report to the 22 January 2020 Planning Committee, as detailed within Appendix 1 hereto.

New Applications

- (b) **WP/98/076 & DC02/447 – Review of Minerals Permission and extension at Sheephill Quarry, Milton, Dumbarton by William Thompson.**

Reference was made to a site visit which had been undertaken in respect of the above applications. The Planning, Building Standards and Environmental Health Manager was then heard in further explanation of the report.

Councillor Finn, Chair, invited objectors Ms Rose Harvie and Mr Brian Mooney to address the Committee. Both were heard in respect of their representations and Mr Mooney was heard in answer to a Member's questions.

The Chair then invited Mr William Booth, agent on behalf of the applicant, to address the Committee. Mr Booth was heard in support of the applications and in answer to Members' questions.

After consideration and having heard the Planning, Building Standards and Environmental Health Manager, the Team Leader – Forward Planning and Environmental Health Officer in answer to Members' questions, the Committee agreed to continue the report to enable further discussions to take place with the applicant regarding the Review of Minerals application and Scheduled Monument process and the extension application, and that the applications be considered at a future meeting of the Planning Committee.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short comfort break. The meeting resumed at 11.38 a.m., with the same Members present as listed in the sederunt.

- (c) **DC19/200 – Change of use from vacant land to one pitch caravan park, erection of amenity block etc. (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.**

Reference was made to a site visit which had been undertaken in respect of the above application. After discussion having heard the Team Leader – Development Management in further explanation, and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

PLANNING PERFORMANCE FRAMEWORK 2018-19

A report was submitted by the Strategic Lead – Regulatory informing on the recent comments received from the Scottish Government and the peer review regarding the Planning Performance Framework submitted by the Council for 2018-19.

The Committee agreed to note the contents of the report and the comments received from the Scottish Government and peer reviewer.

STREET NAME FOR NEW HOUSING DEVELOPMENT SITE AT FORMER AITKENBAR PRIMARY SCHOOL SITE, HOWATSHAWS ROAD, DUMBARTON BY WEST DUNBARTONSHIRE COUNCIL

A report was submitted by the Strategic Lead – Regulatory recommending the allocation of a street name to a road within the new housing development at Howatshaws Road, Dumbarton.

After discussion having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that Woodland Drive be approved as the street name for the development.

The meeting closed at 11.55 a.m.

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

GRANT planning permission in principle subject to the following conditions:-

1. Permission is hereby granted for one single house only.
2. No development shall commence until such time as approval of the detailed design of the single house (hereinafter called “the matters specified in conditions”) has been granted by the Planning Authority. Any application for approval of matters specified in conditions shall be submitted before the expiration of three years from the date of this planning permission in principle and shall include:
 - (a) The overall site layout/internal layout of the plot;
 - (b) The orientation, size, height, design and external appearance of the proposed house;
 - (c) The means of drainage and sewage;
 - (d) Details of the full access arrangements;
 - (e) Provisions for car parking;
 - (f) Boundary walls/fences to be erected and/or retained;
 - (g) Existing and proposed site levels and floor levels;
 - (h) Hard and soft landscaping for the site;
 - (i) A Tree survey(s) which covers an assessment of the health of the trees, presence of protected species, demonstrates that no damage to trees from the development, or, if trees are to be affected, a suitable mitigation scheme is to be put in place.
 - (j) The provision of private open space within the plot to West Dunbartonshire Council’s Residential Design Guidance Standards.
3. Notwithstanding the details as indicatively shown on approved drawing Proposed Plans (Drawing No. 2019/807/01), the house hereby approved shall be either single storey or one-and a half storey in height and shall be of similar scale and character to the existing houses neighbouring the site on Main Street and Dillichip Gardens respectively. The design and layout shall also include the following features:
 - (a) The house shall be positioned as such that it is in close proximity to the northern site boundary of the site and demonstrates an active frontage onto Dillichip Loan.
 - (b) Car parking shall be provided for 2 cars (or 3 cars if more than 3 bedrooms are provided) and shall comprise a driveway which meets within the relevant roads standards and requirements.
 - (c) A driveway accessed by a footway crossing which is designed and provide details which demonstrate conformity to the standards set out the Roads Development Guide.

- (d) Surface water drainage arrangements shall incorporate the principles of Sustainable Urban Drainage Systems (SUDS).
4. Prior to the commencement of development on site, details of the exact construction and material make-up of the shared surface area and proposed junction works (including the removal of pavements) as shown on approved drawing 'Proposed Plans (Drawing No. 2019/807/01)' shall be submitted to and approved in writing by the Planning Authority. These details shall show provision for a 2 metre wide footway to be constructed along the frontage of the development site. Thereafter these road works and upgrades shall be completed in accordance with the approved details prior to the occupation of the house.
5. Further to condition 1 part h) and i) above these details shall include specific measures to protect trees located within and adjacent to the site (including those forming part of the tree belt on the southern elevation of the site). The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
6. 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 the contamination of the site (irrespective of whether this contamination originates on the site).
 - (b) An assessment of the potential risks (where applicable) to:
 - Human health
 - Property
 - buildings, crops, livestock, pets, woodland and service lines and pipes
 - Groundwater and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
 - (c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
7. 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.

8. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.
9. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
 - Mondays to Fridays: 0800-1800
 - Saturdays: 0800-1300
 - Sundays and public holidays: No working
10. 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 6472-1: 2008 '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. This 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.
11. Prior to the commencement of development on site and notwithstanding the approved 'Ecological Constraints Survey' (Dated: December 2018) an updated ecological survey/assessment shall be submitted to and approved in writing by the Planning Authority. This shall either confirm that the findings and recommendations of the original survey remain valid or alternatively outline further recommendations as required based on current circumstances. Thereafter, the recommendations contained within this updated ecological survey shall be implemented prior to any other work commencing on site and maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.

12. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeological Service (WOSAS).

DC19/200 – Change of use from vacant land to one pitch caravan park, erection of amenity block etc. (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.

GRANT planning permission subject to the following conditions:-

1. There shall be no alterations to the layout of the site, as detailed in the Block Plan hereby permitted (Ref. 'Drawing No. 19-001-002' Rev B) including additional structures, buildings or re-positioning of structures or buildings within the site without the prior written consent of the Planning Authority. Any subsequent alterations agreed by the Planning Authority shall be carried out within two months of any agreement in writing.
2. The chalet, utility block, 2 touring caravans and 3 storage container units associated with the application hereby approved (and as shown on Block Plan 'Drawing No. 19-001-002' Rev B) and any subsequent alteration as may be agreed under the terms of condition 1 shall be removed from the site and the land reinstated to a condition satisfactory to the Planning Authority within one month of any of these features becoming permanently redundant or uninhabited on the site.