

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 27 April 2016 at 10.00 a.m.

Present: Councillors Denis Agnew, Jonathan McColl, John Mooney*, Lawrence O'Neill and Hazel Sorrell.

*Arrived later in the meeting.

Attending: Peter Hessel, Strategic Lead – Regulatory; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Network Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillors Jim Finn, Patrick McGlinchey and Tommy Rainey.

Councillor Lawrence O'Neill 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.

*Note:- Councillor Mooney arrived at this point in the meeting.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 23 March 2016 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of a Visitation carried out on 16 March 2016, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

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

New Applications:-

(a) DC16/030 - Change of use from vacant office unit to hot food takeaway at 9 Second Avenue, Clydebank by Mohammed Ashad

Reference was made to a site visit which had been undertaken in respect of the above application.

The Planning & Building Standards Manager and the Network Services Co-ordinator were heard in further explanation of the report and in answer to Members' questions.

The Chair invited Mr Jonathan Cheung, local resident and representing his parents who run a neighbouring takeaway shop, to address the Committee. Mr Cheung made his parents views on the application known and was heard in answer to Members' questions.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions and the Legal Officer in clarification of a Members' question, the Committee agreed to refuse planning permission on the grounds that The proposed use would have a detrimental impact on the amenity of adjacent residential properties and would therefore be contrary to policies H5 and GD1 of the adopted West Dunbartonshire Local Plan 2010 and policies BC4 , GE1 and SC3 of the West Dunbartonshire Local Development Plan (Proposed Plan).

(b) DC16/007 - Change of use to dance studio at Unit 14, The Griffon Centre, Levenside Road, Vale of Leven Industrial Estate, Dumbarton by Miss Lindsey Donald

The Planning & Building Standards Manager was heard in further explanation of the report and in answer to Members' questions.

The Chair invited Mr Alec Donald, representing the applicant, to address the Committee. Mr Donald was heard in support of the application and in answer to Members' questions.

After discussion and having heard the Planning and Building Standards Manager in answer to further Members' questions, the Committee agreed to grant planning permission subject to conditions.

ADJOURNMENT

The Chair, Councillor O'Neill adjourned the meeting at 11.02 a.m. for a short period of time.

The meeting reconvened at 11.07 a.m. with all those Members shown on the sederunt in attendance.

WEST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN

A report was submitted by the Strategic Lead - Regulatory providing details of external legal advice received on the matter of adopting the proposed West Dunbartonshire Local Development Plan and advising of the options available in light of this advice.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and officers in answer to Members' questions, the Committee agreed:-

- (1) that the proposed Local Development Plan would not be adopted and it would be left as a proposed plan; and
- (2) that officers begin preparation of a new Local Development Plan.

PLANNING GUIDANCE ON PAY DAY LENDING AND BETTING SHOPS

A report was submitted by the Strategic Lead – Regulatory seeking approval of the draft Planning Guidance on Pay Day Lending and Betting Shops and recommending that it be published for consultation.

After discussion the Committee agreed:-

- (1) to approve the draft Planning Guidance on Pay Day Lending and Betting Shops as detailed within Appendix 1 to the report; and
- (2) that the draft Planning Guidance on Pay Day Lending and Betting Shops be published for consultation.

RECEIPT OF APPEAL AGAINST ENFORCEMENT NOTICE AT FISHERWOOD HOUSE, LOMOND ROAD, BALLOCH (EP14/047 & EP15/057)

A report was submitted by the Strategic Lead – Regulatory informing of the receipt of an enforcement appeal for Fisherwood House, Lomond Road, Balloch.

The Committee agreed to note the receipt of the appeal.

CHAIR'S REMARKS

The Chair, Councillor O'Neill advised Members that a drop in session was being held at 12 noon in the Council Chamber, Clydebank Town Hall, following conclusion of this meeting, with representatives from Renfrewshire Council providing information on the City Deal proposals for creating a bridge over the Clyde.

The Chair also advised that he had recently been appointed as the Vice Convenor for the Clydeplan Joint Committee.

The meeting closed at 11.35 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 16 MARCH 2016

Present: Councillor Patrick McGlinchey

Attending: Karen McChesney, Lead Planner

Apologies: Councillors Jim Finn and John Mooney

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

(a) Queens Quay, Cart Street, Clydebank

DC15/234 - Mixed use development including residential, retail, financial/service, restaurant, public house, office, hotel, care home, health centre, assembly and leisure uses with associated car parking, access road, quay wall improvements and landscaping (Planning Permission in Principle) at Queens Quay, Cart Street by Clydeside Regeneration Limited.