

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Council Offices, Garshake Road, Dumbarton on Wednesday, 23 October 2013 at 2.05 p.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jonathan McColl, Lawrence O'Neill and Hazel Sorrell.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Network Management Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Patrick McGlinchey, John Mooney and Tommy Rainey.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

Councillor Hazel Sorrell declared a non financial interest in Item DC12/028: Erection of ten wind turbines (max hub height 79m and max blade tip height 120m) with a total installed capacity of around 20MW, and associated works including meteorological mast, control building, ancillary infrastructure, temporary ground works and construction compound on land at Merkins Farm, Auchincarroch Road, Jamestown, Alexandria by Lomond Energy and advised that she would leave the meeting before deliberation of this item of business.

VARIATION IN ORDER OF BUSINESS

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

MINUTES OF PREVIOUS MEETINGS

The Minutes of the Meeting of the Planning Committee held on 25 September 2013 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 18 September 2013, a copy of which forms Appendix 1 hereto, was submitted and noted.

ANTONINE WALL MANAGEMENT PLAN 2014-2019

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval of the Antonine Wall World Heritage Site Management Plan for 2014-2019.

After discussion and having heard the Planning and Building Standards Manager and the Team Leader – Forward Planning in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the 2014-2019 Management Plan for the Antonine Wall World Heritage Site and emphasised the importance of the Plan including the promotion of tourism.

Note:- Councillor Hazel Sorrell left the meeting.

PLANNING APPLICATION

A report was submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning application.

New Application:-

DC12/028: Erection of ten wind turbines (max hub height 79m and max blade tip height 120m) with a total installed capacity of around 20MW, and associated works including meteorological mast, control building, ancillary infrastructure, temporary ground works and construction compound on land at Merkins Farm, Auchincarroch Road, Jamestown, Alexandria by Lomond Energy.

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto, and advised of the following amendments to the report:-

4.25 Kilmaronock Community Council

44 local residents attended the public meeting held by the Community Council, 24 people were opposed to the proposals and 9 were in support of the proposals.

9. Reasons for Refusal

Reason 3 to be removed as the objection from NATS En Route (NERL, the UK air traffic control service) could now be resolved by imposing an appropriate condition.

The Planning and Building Standards Manager and the Team Leader (Development Management) were then heard in further explanation of the report and in answer to Members' questions.

The Chair, Councillor O'Neill then invited those present objecting to the application to address the Committee.

Stewart Mearns, representing Loch Lomond & Trossachs National Park; James Fraser, speaking on behalf of Friends of Loch Lomond & The Trossachs, and the Scottish Campaign for National Parks; Chris Ellen, Local Resident; Sue Glover, representing Sally Page, Local Resident and William Roxburgh, representing Kilmarnock Community Council who all made their views on the application known and were heard in answer to Members' questions.

The Chair then invited the applicant and those present supporting the application to address the Committee.

Donnie Nicholson, representing Bellsmyre Development Trust; Alex Fleming, local business man; and Steve Macken, the applicant presented their case in support of the application and were heard in answer to Members' questions.

Following discussion Councillor Agnew, seconded by Provost McAllister moved that:-

The Committee refuse planning permission for the following reasons:-

1. The introduction of a wind farm into the Kilpatrick Hills would have a significant adverse visual and landscape impact on the Kilpatrick Hills Regional Scenic Area/Local Landscape Area. Therefore the wind farm would be unacceptable due to its detrimental impact on the Kilpatrick Hills Regional Scenic Area/Local Landscape Area and contrary to policies RSA1, DC6, GN1 and SUS1 of the West Dunbartonshire Local Plan (2010) and policies DS2, DS5 and GN4 of the West Dunbartonshire Local Development Plan – Proposed Plan.
2. The proposed wind farm would have a significant adverse visual and landscape impact on the setting of Loch Lomond and the Trossachs National Park and the Loch Lomond National Scenic Area. Therefore the wind farm would be unacceptable due to its detrimental impact on Loch Lomond & The Trossachs National Park and the Loch Lomond National Scenic Area and contrary to policy DS5 of the West Dunbartonshire Local Development Plan – Proposed Plan and Scottish Planning Policy.

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

The Committee agree that it is minded to grant planning permission subject to appropriate conditions, and to any agreement, proposed by the Planning and Building Standards Manager after consultation with the Chair.

On a vote being taken, 2 Members voted for the amendment and 3 for the

Motion, which was therefore carried.

The meeting closed at 4.05 p.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 18 SEPTEMBER 2013

- Present:** Councillor Lawrence O'Neill
- Attending:** Keith Bathgate, Team Leader (Development Management);
- Apologies:** Provost Douglas McAllister and Councillor Tommy Rainey

SITE VISITS

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

- (a) Unit 5, Alpha Centre, 10 South Douglas Street, Clydebank**
- DC13/190 – Change of use to Class 6 (Storage and Distribution) at Unit 5 Alpha Centre, 10 South Douglas Street, Clydebank by Samra Assets Limited.
- (b) Cabin Inn, 474-476 Dumbarton Road, Clydebank**
- DC13/158 – Change of use to Outdoor Seating Area at the Cabin Inn, 474-476 Dumbarton Road, Clydebank.
- (c) Castle Road, Dumbarton**
- DC13/085 – Erection of residential development at Castle Road, Dumbarton by Denny's Homes.
- DC13/086 – Construction of a new access road, footpath and associated drainage at Castle Road, Dumbarton by Denny's Homes.