

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 29 January 2014 at 2.00 p.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Jim Finn, Patrick McGlinchey, John Mooney\*, Lawrence O'Neill and Tommy Rainey.

\* Arrived later in the meeting.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Development Management Team Leader; Raymond Walsh, Network Management Services 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 Gail Casey and Jonathan McColl

**Councillor 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.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of the Meeting of the Planning Committee held on 18 December 2013 were submitted and approved as a correct record.

### **NOTE OF VISITATION**

A Note of Visitation carried out on 16 December 2013, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATIONS**

Reports were submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

## **New Applications:-**

- (a) DC12/235 – Erection of no.10 Residential Units Comprising of Mixed House Types, Associated Landscaping, Access Road and Boundary Treatments at Site of Dunclotha House, Off Parkhall Road, Clydebank by Parkhall Developments Ltd.**

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

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto, and provided updates as follows:-

- an aerial photograph onto which the boundary of the application site had been marked was presented, in accordance with a request made by Members at the site visit;
- following the site visit, the applicant had submitted amended plans showing alterations to the proposed ground levels within the site;
- as a result of these amendments, the floor level of the detached house at the south of the site was significantly reduced and there would be no requirement for a retaining wall at the site boundary

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 Legal Officer was then heard in answer to Members' questions.

The Chair invited Mr William Burke, local resident, Mr Drummond McNair representing Parkhall, North Kilbowie and Central Community Council, and Mr John Warren, representing local residents to address the Committee. They were heard in answer to Members' questions and made their views on the application known.

Copies of Mr Warren's presentation were circulated for Members' information.

The Chair then invited Mr Paul Clark, Architect, to address the Committee. Mr Clark presented his case in support of the application and was heard in answer to Members' questions.

Following discussion and having heard officers in further explanation of the application and in answer to Members' questions, the Committee agreed:-

- (1) to refuse planning permission on the grounds of overdevelopment of the site; and

- (2) that where new information is presented at a site visit, this should be circulated to the Members of the Committee by email prior to the meeting.

Note: Councillor John Mooney arrived while Councillor O'Neill was introducing the above item.

**(b) DC13/241 – Erection of flats (54 units) with associated landscaping roads and parking at land at corner of Bridge Street and Beardmore Place, Clydebank by CCG (Scotland) Limited.**

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

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

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

The Chair invited Ms Susan Dick, local resident, to address the Committee. Ms Dick made her views on the application known.

The Chair then invited Mr Gordon Bain, Architect, to address the Committee. Mr Bain presented his case in support of the application and was heard in answer to Members' questions.

Following discussion and having heard officers in further explanation of the application and in answer to Members' questions, Councillor McGlinchey, seconded by Provost McAllister moved:-

That the Committee indicate that it is minded to grant planning permission and delegate authority to the Planning and Building Standards Manager to issue the decision subject to:-

- (1) the conditions specified within the report, details of which are contained in Appendix 2 hereto;
- (2) the completion of a Section 75 Planning Obligation requiring that the new flats remain in social rented use; and
- (3) the completion of a Section 69 legal agreement (or such alternative arrangement as may be agreed) securing a financial contribution towards improvement of play facilities in the area.

As an amendment, Councillor Mooney, Seconded by Councillor Agnew moved:-

That the Committee agree to continue the application for consideration at a future meeting, to allow further consultation with the applicant on the configuration of the development.

On a vote being taken, 3 Members voted for the amendment and 4 for the motion which was declared carried.

### **STREET NUMBERING POLICY**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval of a Street Numbering Policy.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve the policy for Street Numbering.

The meeting closed at 3.20 p.m.

**PLANNING COMMITTEE**

**NOTE OF VISITATION – 16 DECEMBER 2013**

- Present:** Councillors Jim Finn, John Mooney (both sites) and Councillor Denis Agnew (Radnor Park Hotel)
- Attending:** Keith Bathgate, Development Management Team Leader
- Apologies:** Councillors Gail Casey, Jonathan McColl and Lawrence O'Neill

**SITE VISITS**

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

- (a) DC13/166 - Change of use from public house to restaurant at 127 College Street, Dumbarton by Mr Santokh Singh.
- (b) DC13/234 - Demolition of hotel and erection of flats (28 units) and associated car parking (amendment to DC13/120) at Radnor Park Hotel, 409 Kilbowie Road, Clydebank by R & L Properties No1 Ltd.

## APPENDIX 2

**DC13/241 – Erection of flats (54 units) with associated landscaping roads and parking at land at corner of Bridge Street and Beardmore Place, Clydebank by CCG (Scotland) Limited.**

**MINDED TO GRANT Permission subject to the following conditions:-**

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. Prior to commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further approval of the Planning Authority, and shall be implemented as approved.
3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
4. A landscaping scheme for the amenity open space and boundaries of the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the first residential property. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
5. No development shall commence until the trees marked for retention on the approved plans have been protected by suitable fencing around the extremities of their crowns. Details of the fencing shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
6. Any excavation works through the root areas of the trees shall only be undertaken by hand.
7. Prior to the commencement of development details of the Sustainable Urban Drainage Systems and its maintenance following installation shall be submitted for the approval of the Planning Authority. The SUDS shall be designed to ensure that that contaminants are not mobilised and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details.
8. 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 contamination on the site (irrespective of whether this contamination originates on the site);
  - b) an assessment of the potential risks (where applicable) to:
    - human health;
    - property (existing and proposed), including
    - buildings, crops, livestock, pets, woodland and
    - service lines and pipes;
    - ground waters 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.
9. 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 risk 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 on 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.
10. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing with the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.
- On completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
11. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week, and work on the affected area shall cease. At this stage, if requested, an investigation and risk

assessment shall be undertaken and an amended remediation scheme submitted to and approved in writing by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.

12. A monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme, shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
13. During the period of construction, all external works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Fridays, 8am and 1pm on Saturdays and not at all on Sundays or Public Holidays.
14. During the period of construction the applicant /operator shall provide and maintain on site suitable means for the washing of vehicle wheels at all times during the hours of operation, to ensure that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles.
15. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to the occupation of the first residential unit.
16. Unless otherwise approved in writing by the Planning Authority, no development shall commence until a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall be implemented fully prior to any of the identified dust generating activities commencing on site.
17. Prior to the occupation of the last flatted unit in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard.
18. Prior to work commencing on site a tree survey shall be carried out of all trees and hedging on the site and submitted for the further approval of the Planning Authority. The survey shall include details of trees to be retained and proposals for the enhancement/supplementing of the existing hedge along the northern boundary of the site. Any re-planting works shall then be implemented not later than the next appropriate planting season after the occupation of the first residential property.



