

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 29 August 2018 at 10.04 a.m.

**Present:** Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn, Marie McNair and Lawrence O'Neill.

**Attending:** Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning and Building Standards Manager; Erin Goldie, Team Leader – Development Management; John Walker, Assistant Engineering Officer (Roads); Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

**Apologies:** Apologies for absence were intimated on behalf of Councillors Douglas McAllister and John Mooney.

**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 27 June 2018 were submitted and approved as a correct record.

### **NOTE OF VISITATIONS**

A Note of Visitations carried out on 25 June 2018, 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.

## **VARIATION OF ORDER OF BUSINESS**

After hearing Councillor Finn, Chair, the Committee agreed to vary the Order of Business as hereinafter minuted.

## **PLANNING APPLICATIONS**

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

**(a) DC17/204 – Erection of Four New Dwelling Houses on Land Adjacent to Three Acres, Cochno Road, Clydebank by David Lindsay**

With reference to the Minutes of Meeting of the Planning Committee held on 27 June 2018, when it had been agreed to continue consideration of the above planning application, a report was submitted by the Strategic Lead – Regulatory providing an update on the current position.

After hearing the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to indicate that it was minded to grant full planning permission, and that authority be delegated to the Planning and Building Standards Manager to issue the decision, subject to:- (1) the conditions set out in Section 9 of the report to the meeting held on 27 June 2018, as detailed within Appendix 2 hereto, and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure payment of a financial contribution towards open space provision or enhancing open space in the local area; and (2) an additional condition that the adjacent building associated with the existing house at Three Acres cannot be sold as a separate house, unless permission for such use is granted following a separate application for planning approval.

**(b) DC18/033 – Carriageway and footway realignment/resurfacing and public realm works to improve pedestrian and cycle routes/crossings, bus routes and civic spaces at Dumbarton Road and Glasgow Road, Clydebank by West Dunbartonshire Council.**

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

Councillor Finn, Chair, invited Mr Terry Moody and Ms Cate Vallis, on behalf of RNIB Scotland; Mr Sandy Taylor and Mr Peter Monk, on behalf of the National Federation of the Blind (Scotland); and Mr Drummond McNair, on behalf of Parkhall, North Kilbowie and Central Community Council to address the Committee. All were heard in respect of their representations and in answer to Members' questions.

The Chair then invited Mr Raymond Walsh, Interim Roads and Transportation Manager; Mr Charlie Griffiths, Ironside Farrer Limited, agent for the applicant; and Ms Margaret Maceira, on behalf of West Dunbartonshire Access Panel to address the Committee. All were heard in support of the application and in answer to Members' questions.

After consideration and having heard the Planning and Building Standards Manager and the Assistant Engineering Officer (Roads) in answer to Members' questions, Bailie Agnew, seconded by Councillor McNair, moved:-

That Committee agrees to continue consideration of this item to a future meeting of the Committee, in order to enable further analysis to be undertaken of the points/issues raised, and to allow for site visits to be carried out to locations where similar streetscape/enhancement schemes have taken place to help inform on matters.

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

That the Committee agrees 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 4 for the motion. There being an equality of votes, Councillor Finn, Chair, used his casting vote in favour of the motion which was accordingly declared carried.

The meeting closed at 11.54 a.m.

**PLANNING COMMITTEE**

**NOTE OF VISITATIONS – 25 JUNE 2018**

**Present:** Bailie Denis Agnew and Councillors Jim Brown, Diane Docherty and Jim Finn.

(The above lists all Councillors who attended at least one site visit).

**Attending:** Erin Goldie, Team Leader – Development Management and Bernard Darroch, Lead Planning Officer.

**SITE VISITS**

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

(1) Development site, Queen Mary Avenue, Clydebank

DC18/096 – Erection of 89 unit residential development, associated infrastructure, landscaping, parking and drainage at the Development Site, Queen Mary Avenue, Clydebank by Miller Homes Ltd.

(2) Land adjacent to Three Acres, Cochno Road, Hardgate, Clydebank

DC17/204 – Erection of 4 new dwelling houses at land adjacent to Three Acres, Cochno Road, Hardgate, Clydebank by Mr David Lindsay.

**DC17/204 – Erection of four new dwelling houses on land adjacent to Three Acres, Cochno Road, Clydebank by David Lindsay.**

**MINDED TO GRANTED** subject to the following conditions and that authority be delegated to the Planning and Building Standards Manager to issue the decision subject to:- (a) the satisfactory conclusion of a legal agreement or other suitable mechanism to secure payment of a financial contribution towards open space provision or enhancing open space in the local area; and (b) an additional condition that the adjacent building associated with the existing house at Three Acres cannot be sold as a separate house, unless permission for such use is granted following a separate application for planning approval:-

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 the development shall thereafter be completed in accordance with the approved details.
2. 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 the development shall thereafter be completed in accordance with the approved details.
3. Prior to the 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 written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
4. Prior to the commencement of development, details of the design and location of lighting shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.
5. No house shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
6. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of any of the residential properties.

7. A landscaping scheme for the site, including the site boundaries and area of open space shall be submitted for the written approval of the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.
8. During the period of construction, all works (including piling) and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
9. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be 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 shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
10. 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, pets, service lines and pipes;
    - ground waters and surface waters.
  - c. an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
11. 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.

12. 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 by 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. Upon 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.
13. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. 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 in writing by the Planning Authority.
14. 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. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
15. Prior to the commencement of development on site, a plan detailing the proposals for the tidying up of the existing site around the workshop, shall be submitted for the written approval of the Planning Authority. Thereafter the site shall be tidied up in accordance with the approved details prior to work commencing on the construction of any of the dwellinghouses hereby approved.
16. Prior to the commencement of development on site, details of measures to protect trees located within and adjacent to the site shall be submitted for the written approval of the Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.
17. No trees shall be removed either within or adjacent to the site without the prior written approval of the Planning Authority.

18. Prior to the commencement of development on site, details of any site compound or storage area shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
19. Prior to the commencement of development on site, details of the existing and proposed ground levels (including a topographical survey and cross sections) shall be submitted for the written approval of the Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.