

PLANNING COMMITTEE

At a Hybrid Meeting of the Planning Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 10 November 2021 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Daniel Lennie, Jim Finn, Jonathan McColl and Lawrence O'Neill.

Attending: Peter Hessett, Chief Officer – Regulatory and Regeneration; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Emma McMullen, Project Manager – Antonine Wall; John Walker, Assistant Engineering Officer, Roads and Transportation; Nigel Ettles, Section Head – Litigation (Legal Officer); and Gabriella Gonda, Committee Officer.

Apologies: An apology for absence was intimated on behalf of Councillor Douglas McAllister.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

Bailie Denis Agnew declared a non-financial interest in Item 7 – DC21/212/PPP being an acquaintance of Mr. Hay, agent for the application, and advised that he would remain in the meeting during consideration.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting would be done by roll call vote to ensure an accurate record.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 6 October 2021 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 4 October 2021, 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.

PLANNING APPLICATION

A report was submitted by the Chief Officer – Regulatory and Regeneration in respect of the following planning application:-

- (a) DC21/212/PPP – Proposed residential development at land to the east of 8 Cochno Holdings, Cochno Road, Hardgate by Miss Cunningham.

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report and in answer to Members' questions.

Councillor Finn, Chair, invited Mr William Sherwood and Ms Beth Stevenson, objectors, to address the Committee. Mr Sherwood was heard in support of the objection and in answer to Members' questions.

The Chair then invited Mr John Shovelin, objector, to address the Committee. Mr Shovelin was heard in support of the objection and in answer to Members' questions.

After consideration and having heard the Planning, Building Standards and Environmental Health Manager in clarification of certain matters and in answer to Members' questions, Councillor Docherty seconded by Councillor McColl, moved refusal of the application on the grounds that it was contrary to Policy GB1 of the adopted Local Plan and policies relating to the green belt in LDP1 and LDP2.

As an amendment, Councillor Dickson, seconded by Councillor Casey, moved:

That the Committee grant planning permission in principle subject to conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

On a roll call vote being taken, 6 Members voted for the amendment, namely Bailie Agnew and Councillors Casey, Conaghan, Dickson, Lennie and O'Neill and 3 Members voted for the motion, namely Councillors Docherty, Finn and McColl. The amendment to grant the application with agreed conditions was accordingly declared carried.

REDISCOVERING THE ANTONINE WALL PROJECT AND - RE-IMAGINING THE ANTONINE WALL – PHASE 2

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval for the Council to continue to manage the Antonine Wall Project for Historic Environment Scotland and the four other Councils.

A presentation on Rediscovering the Antonine Wall: three years on was then given by Emma McMullen, Project Manager – Antonine Wall.

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

- (1) to note the progress and achievements of the Antonine Wall Project as described in the report;
- (2) to agree to continue to manage the Antonine Wall Project for the next 3 years for Historic Environment Scotland and for the other partner Councils; and
- (3) to note that officers would submit as a growth item for capital funding of £10k from West Dunbartonshire Council to the project in setting the 2022/23 budget.

ANNUAL REVIEW OF QUARRIES AND LANDFILL SITES

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area along with the status of the relevant restoration bonds that apply to three of the sites.

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

- (a) to note the progress of the quarry and landfill sites;
- (b) to note the status of the relevant restoration bonds; and
- (c) to note that a further update would be provided to a future Planning Committee during 2022.

SCHEDULED MONUMENT CONSENT: SHEEPHILL FORT, SHEEPHILL QUARRY, MILTON, DUMBARTON

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking agreement of the Council's response to an application for Scheduled Monument Consent for Sheephill Fort, Sheephill Quarry, Dumbarton.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation of the report and in answer to Member's questions, the Committee agreed that the Council would submit the comments contained in paragraph 4.1 - 4.3 of the report, as detailed within Appendix 3 hereto, as the Council's response to the application for Scheduled Monument Consent.

The meeting closed at 11:08 a.m.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATIONS – 4 OCTOBER 2021

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Jonathan McColl and Lawrence O'Neill.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager. (The above lists Members who attended all three visits with the exception of Bailie Denis Agnew who did not attend the site visit at DC20/176 - 19 Millburn Avenue, Clydebank).

SITE VISIT

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

TPO18/13 – Felling of trees (comprising of 16 Lime, 5 Sycamore and 1 Silver Birch) at various locations on Bell Street, Edward Street, McGregor Street and White Street, Clydebank.

DC20/176 – Change of use of land to the rear of No. 19 Millburn Avenue, Clydebank to form private rear garden ground and construction of associated fence/gate and ancillary outbuilding (retrospective) at No.19 Millburn Avenue, Clydebank.

DC21/138/FUL – Proposed residential redevelopment of 88 dwellings comprising of cottage flats, bungalows and flats with vehicular access, associated car parking and landscape works at land at the corner of Glasgow Road and Mill Road, Clydebank.

DC21/212/PPP – Proposed residential development at land to the east of 8 Cochno Holdings, Cochno Road, Hardgate by Miss Cunningham.

1. No development shall commence on site until such time as approval of matters specified in conditions for the following matters shall be obtained from 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) site layout plans showing the position of all buildings, roads, footpaths , car parking areas, walls, fences and landscaping;
 - b) block and layout plans and elevations of each building showing dimensions, design, height and palettes of external materials;
 - c) landscape and streetscape plans showing the location of all proposed trees, shrubs, hedges, palettes of landscaping materials
 - d) details of existing and proposed levels and finished floor levels relating to a clearly identified fixed datum point;
 - e) the means of drainage and sewage;
 - f) a detailed report on the extent, scale and nature of any contamination of the site and a remediation scheme;
 - h) an Ecological Appraisal detailing any ecological interest in the site and how it should be addressed.
 - i) the provision of open space to West Dunbartonshire Council's Residential Design Guidance.
2. Under condition 1 above details to be submitted shall include no more than 4 houses.
3. Prior to any development on site the existing footpath along the eastern side of Cochno Road shall be extended to the junction with Duncombe Avenue. Details of the footpath and its location shall be submitted to and approved by the Planning Authority and implemented prior to the occupation of any houses on site.
4. Detailed to be submitted under condition 1(c) shall include a landscaping strip along the northern boundary to screen the new vehicular access.

4.1 The Sheephill Fort is situated at the summit of Sheephill, steep sided spur that falls away steeply on all sides except the North East. The defences comprise three elements: a small oval enclosure occupying the rocky boss that forms the summit; an irregular enclosure taking in additional ground on the South and West; and an outer rampart enclosing a triangular terrace on the South. Scheduled Monuments are legally recognised as being of national importance and should therefore be recognised when considering changes to them. In terms of the application for Scheduled Monument Consent this has been submitted by the quarry operator to Historic Environment Scotland. The proposed works are to undertake quarrying operations that will encompass tree felling, removal of soil and drift deposits, blasting, excavating crushing, screening, processing and storage of rock, siting of temporary plant as well as the forming of haul roads, benches and temporary works. In addition to all other incidental activities. No details have been provided of the archaeological excavation works to be carried out if the fort is removed despite being previously advised that detailed plans for the necessary archaeological works, a project design with appropriate supporting documentation and agreements would form part of the application for consent.

4.2 During the consideration of the ROMP there was a lot of interest in the retention of Sheephill Fort and a number of representations to the ROMP raised the issue of the future of the Scheduled Monument including Bowling and Milton Community Council and Silvertown and Overtown Community Council. They indicated that the historic remains of the vitrified fort should not be destroyed until a proper professional archaeological exploration and documentation is carried out. Historic Environment Scotland also have a number of Scheduled Monument policies which protect a monument in order to secure its long term protection in the national interest in situ and overarching principles, aims and policies applied to all consents decisions in regard to proposals for work at scheduled monuments. Works on scheduled monuments should normally be the minimum level of intervention that is consistent with conserving what is culturally significant in a monument and this aim is supported by Policies SMP1, SMCP1, SMCP2, SMCP3 and HEP 1 and 2 of the Scheduled Monument Consent Policy of Historic Environment Scotland. Policy SMCP2 in particular states that extensive intervention at scheduled monuments will not normally be permitted.

4.3 The Council recognises the long complex history of Sheephill Fort and the previous grant of SMC however Sheephill Fort is an important archaeological site which should be retained and the SMC should be refused. The Council advise that when assessing the application for SMC consideration should be given to their own policies relating to Scheduled Monuments and in particular the Scheduled Monument Consent Policy. If Historic Environment Scotland are minded to grant consent the Council would recommend that a strict Written Scheme of Investigation of the loss of the fort is required to mitigate by the excavation, recording and publishing of the findings.