

Agenda



Planning Committee

Date: Wednesday, 6 September 2017

Time: 10.00

Venue: Council Chamber, Clydebank Town Hall
Dumbarton Road, Clydebank

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill
1 Vacancy (non-SNP Member)

All other Councillors for information

Date of Issue: 25 August 2017

PLANNING COMMITTEE
WEDNESDAY, 6 SEPTEMBER 2017

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 - 8

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 2 August 2017.

4 NOTE OF VISITATIONS 9

Submit, for information, Note of Visitations carried out on 1 August 2017.

5 PLANNING APPLICATION 11 - 18

Submit report by the Strategic Lead – Regulatory in respect of the following planning application:-

DC17/156 – Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238).

6 ANNUAL REVIEW OF QUARRIES AND LANDFILL SITES 19 – 40

Submit report by the Strategic Lead – Regulatory providing an update on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area, and the status of the relevant restoration bonds which apply to three of the sites.

7 DEVELOPMENT PLAN SCHEME AND PARTICIPATION 41 – 54
STATEMENT 2017

Submit report by the Strategic Lead – Regulatory providing an update on the progress of the Development Plan and seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

8 DEVELOPER CONTRIBUTIONS 55 – 63

Submit report by the Strategic Lead – Regulatory informing of financial contributions received to date from developers in relation to planning applications, and advising of projects on which developer contributions have been, and will be, spent.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 2 August 2017 at 10.00 a.m.

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

Attending: Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader - Development Management; Bernard Darroch, Lead Planning Officer; John Walker, Engineering Assistant; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies were intimated on behalf of Councillors Douglas McAllister and Lawrence O'Neill.

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 28 June 2017 were submitted and approved as a correct record.

PLANNING APPLICATIONS

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

- (a) DC17/119 – Change of use of office to café with ancillary hot food takeaway at 11 Castle Street, Dumbarton by Mr N. Gilmore.**

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

The Chair invited Mr Alex Mooney and Mr Richard Campbell, objectors, to address the Committee. Both were heard in respect of their representations in regard to the application.

The Chair then invited Mr Gordon Harrison, agent for the applicant, and Mr Gilmore, applicant, to address the Committee. Both were heard in support of the application and were heard in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, and an amendment to condition 2 to require submission of more details of the extraction/filtration system and also the addition of another condition 3 prohibiting oil-based cooking, as detailed within Appendix 1 hereto.

(b) DC17/158 – Erection of replacement farm outbuilding (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

The Planning & Building Standards Manager was heard in further explanation of the report.

The Chair invited Mr James MacKinnon, objector, to address the Committee. Mr MacKinnon was heard in respect of his representation in regard to the application.

The Chair then invited Mr David Muirhead, applicant, forward and he was heard in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager in answer to Members' questions, the Committee agreed to grant retrospective planning permission unconditionally.

(c) DC15/258 – Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

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

The Chair invited Mr James MacKinnon, objector, to address the Committee. Mr MacKinnon was heard in respect of his representation in regard to the application.

The Chair then invited Mr David Muirhead, applicant, forward and he was heard in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager and relevant officers in answer to Members' questions, the Committee agreed to grant retrospective planning permission subject to the conditions set out in Section 9 of the report as detailed within Appendix 1 hereto.

The meeting closed at 10.55 a.m.

DRAFT

DC17/119 – Change of use of office to café with ancillary hot food takeaway at 11 Castle Street, Dumbarton by Mr N. Gilmore.

Permission GRANTED subject to the following conditions:-

1. The café / takeaway shall trade only between the hours of 8am to 5pm.
2. No development shall commence until such time as details of an amended ventilation and air filtration system have been submitted to and approved in writing by the planning authority. Such ventilation and filtration system shall include (a) input ventilation to provide clean air to the kitchen area, (b) a carbon filtration system and (c) extract ventilation of filtered air from the carbon filtration system. The details submitted shall also include details of the noise levels of the mechanical ventilation equipment and a written maintenance schedule for the air filtration system. The approved ventilation and filtration systems shall thereafter be installed prior to the use commencing, and thereafter shall be maintained in accordance with the approved maintenance schedule and kept in such condition as shall be sufficient to prevent cooking odours from affecting residential properties in the building.
3. No oil-based cooking (such as deep fat or shallow frying, chip pans, wok frying or oiled hotplate frying) shall take place at the premises."

DC15/258 – Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

Permission GRANTED subject to the following conditions:-

1. The storage of caravans/leisure vehicles, vehicle repairs and steel fabrication operations shall only be undertaken within the areas shown on Drawing No. AL(0)01 and shall remain ancillary to the use of the site as a farm at all times.
2. Within the first planting season following the grant of planning permission, a hedge shall be planted around the edge of the caravan storage area. Unless otherwise approved by the Planning Authority, such hedge shall be a hawthorn hedge and shall thereafter be maintained at all times.
3. Within one month of the date of this permission, a parking plan for the caravan storage area shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented as approved within two months of the date of this permission.
4. The caravans and leisure vehicles stored on site shall not be inhabited at any time.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 1 AUGUST 2017

- Present:** Councillors Jim Brown, Karen Conaghan, Diane Docherty, Jim Finn and Marie McNair.
- Attending:** Keith Bathgate, Development Management Team Leader.
- Apologies:** Provost William Hendrie and Councillors Jim Bolland, Gail Casey, Iain McLaren, David McBride, Sally Page and Brian Walker.

SITE VISITS

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

- (a) DC17/119 – Change of use of office to café with ancillary hot food takeaway at 11 Castle Street, Dumbarton by Mr N. Gilmore; and
- (b) DC17/158 & DC15/258 – Erection of replacement farm outbuilding (retrospective) / Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 6 September 2017

DC17/156 Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238)

1. REASON FOR REPORT

- 1.1** This report relates to a local development which is of local interest. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** Grant planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** Planning permission has previously been granted for the redevelopment of the corner of Second Avenue and Singer Street to provide 39 new homes, which are a mixture of flats, terraced houses, townhouses and one detached bungalow (permission DC15/238). The development replaces the former flats at this location, and is being provided as affordable housing by the Council's Housing Service. Construction has been underway for several months, but it has come to light that the bungalow (which is currently partially built) has not been constructed in accordance with the approved plans. The current application seeks permission for modifications to this bungalow.
- 3.2** The bungalow occupies a square plot sandwiched between the back gardens of existing semi-detached houses at 8-10 Singer Street and 13-15 Graham Avenue. This part of the site formerly comprised open space with a footpath running along its eastern boundary. To the north of the site is a wide footway in front of flats at Graham Avenue, while to the south is the new housing development and access road. The bungalow is to be a two-bedroomed property which has been designed for wheelchair access including enlarged kitchen and bathroom facilities and a car port with a parking space adjacent to the front entrance door. There will be a small level rear garden with 1.8m high green screen around the three sides to ensure privacy. There are to be no windows or doors on either of the side gable elevations.
- 3.3** The approved plans for the bungalow featured a 30° roof pitch with the ridge height being 6.16m above ground level, but due to the wrong roof trusses

being supplied the building currently has a 35° pitch and a ridge height of 7.03m. It is proposed to replace these with shallower 22.5° trusses and to reduce the wallhead by 0.05m, resulting in a new roof with an overall ridge height of 5.05m. In addition, the footprint of the building as built is 0.3m wider than the approved plans, and the proposal seeks to regularise this change. It is also proposed to relocate the car port to the opposite side of the frontage, and there are various minor alterations to window positions.

4. CONSULTATIONS

- 4.1** No consultations were required to be carried out.

5. REPRESENTATIONS

- 5.1** Two representations have been received from the neighbouring properties at nos. 13 and 15 Graham Avenue. They did not object to the original application but have expressed concerns about the height of the bungalow, the proximity of the building to their own properties, the loss of light to their rear gardens, overshadowing into their properties and loss of amenity. Concerns have also been expressed about loss of a view and reduction in property values but these are not planning matters. These concerns are discussed in section 7 below.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is identified as within an existing residential area where under Policy H5 new development should reflect the character and amenity of the existing residential areas. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area in which it is located. The design and layout would comply with Policy H5 and GD1.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination

Report continue to be a material consideration in the determination of planning applications.

- 7.2** The site is within an Existing Neighbourhood and Policy BC4 states that development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted. Policy DS1 indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). As discussed below, it is considered that the proposal would comply with these requirements.
- 7.3** Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating SUDS, open space, paths and habitat enhancement at a level proportionate to the scale of development and in accordance with “Our Green Network” guidance. There are no changes proposed to the open space approved as part of the wider development and the proposal is considered to comply with this policy.

Principle of Development

- 7.4** The principle of redeveloping the site for housing, and of building a bungalow on this particular plot, has already been established by permission DC15/238 which was granted for 39 units on the site including the bungalow at block 1.

Impact on Amenity of Neighbouring Properties

- 7.5** The representations received are by those properties to the east of the development site at nos.13 and 15 Graham Avenue. Both properties have short rear gardens, 5m in length and there is a gap of 2.0m to 2.35m between the gable wall of the bungalow and the shared boundary. The residents’ previous enjoyed open space beyond their gardens and that to have a building in the present position is a significant change for residents. The gable wall is blank and there is therefore no overlooking from windows. There is a brick wall along the shared boundaries of nos.13 and 15 and given that the garden levels are to be of similar levels there would be no significant overlooking from the footpath at the side of the bungalow. A 1.8m green screen is proposed around the perimeter of the plot to provide an attractive boundary feature and reduce the impact of the brick gable.
- 7.6** Due to the orientation of the properties some overshadowing will result. Prior to the bungalow being constructed the adjacent properties would have received direct sunlight from late morning to late evening. With the construction of the bungalow, the adjacent properties would receive sunlight from late morning to early evening. Whilst there would be a change from the uninterrupted sun previously enjoyed by residents the bungalow does not cause permanent overshadowing to the adjacent gardens and allows 5-6 hours of direct sunlight when the sun is at its hottest.
- 7.7** The roof height, as currently constructed on site, is approximately 1800mm higher than that proposed (and 900mm higher than previously approved). The agent has met with the owners of nos.13 and 15 to discuss these changes. It

is considered that the reduction in height and roof pitch now proposed will lessen the impact of the building on the neighbouring properties.

8. CONCLUSION

- 8.1** The alternative roof pitch to the house is considered acceptable and will lessen the impact of the bungalow on adjacent properties. No changes to the plot size, materials proposed or parking provision from the original permission are proposed and the minor alterations to the window positioning and car port location are acceptable.

9. CONDITIONS

- 01. 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.**
- 02. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site, including retaining walls, shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 03. 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 implemented as approved.**
- 04. 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 and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.**
- 05. The development shall be constructed in accordance with the proposed ground levels as shown on drawing number(s) J3366-32 Rev E . Any alterations to these levels shall be agreed in writing with the Planning Authority.**
- 06. A landscaping scheme for the amenity open space and boundary 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.**

07. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
- Monday to Fridays: 0800-1800
Saturdays: 0800-1300
Sundays and public holidays: No working
08. Unless otherwise approved in writing, no development shall commence on site until such time as 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 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.
09. Prior to the occupation of any house within this development all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splays and all turning heads.
10. Prior to the occupation of the last dwellinghouse in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard.
11. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings P(--)201 Rev G/01 shall be constructed, surfaced and delineated on the site.
12. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Peter Hessett
Strategic Lead - Regulatory
Date: 25 August 2017

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
Aurora House, 3 Aurora Avenue, Queens Quay,
Clydebank, G81 1BF.

Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

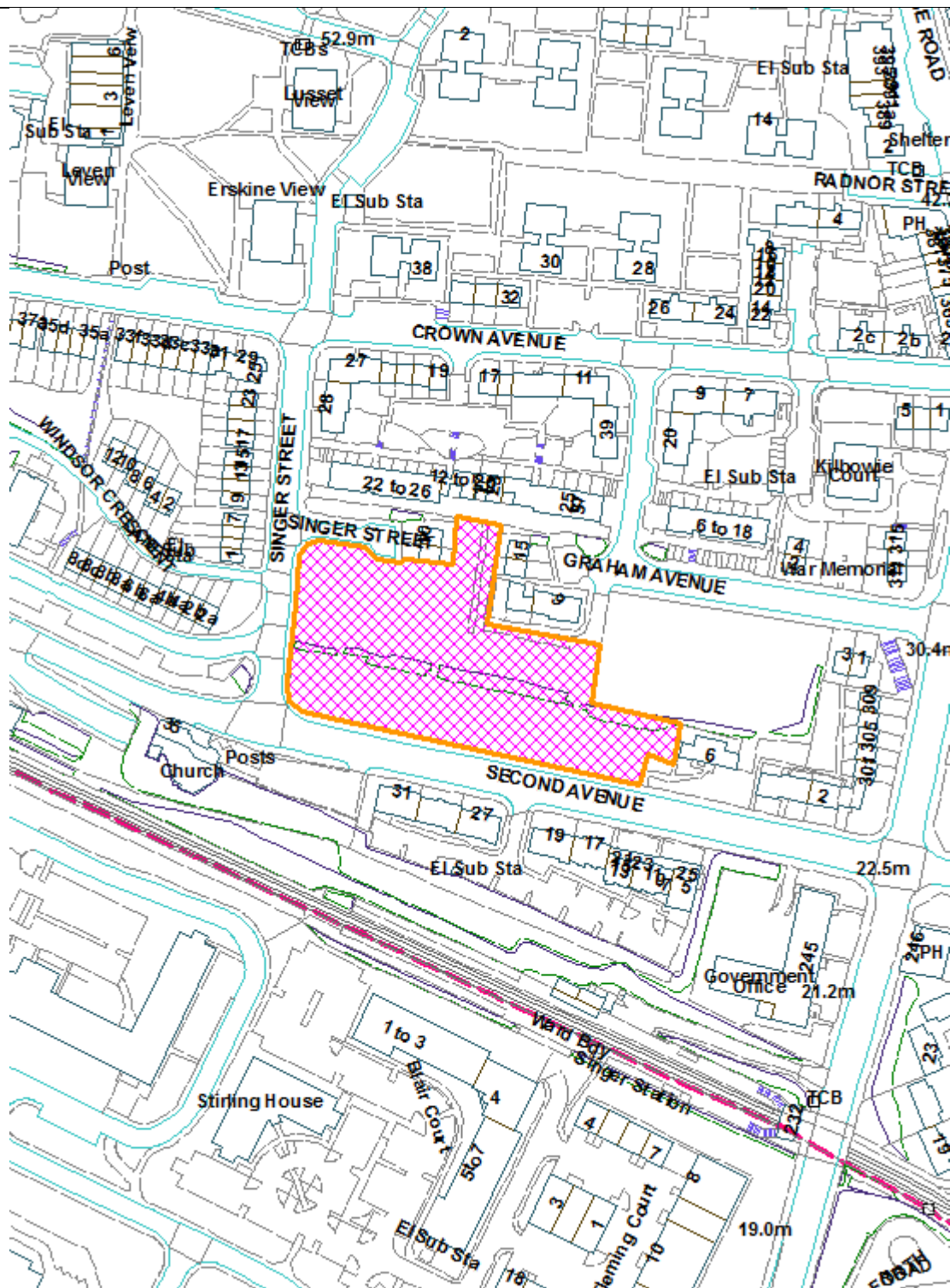
1. Application Forms and Plans
2. Representations:
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire Local Development Plan 2015
5. Planning application no: DC15/238

Wards affected: Ward 5 (Clydebank Central)

DC17/156

**Change to roof pitch and
height of bungalow
(amendment to DC15/238)**

**Housing Development Site At Singer Street
And
Second Avenue
Clydebank**



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead – Regulatory

Planning Committee: 6 September 2017

Subject: Annual Review of Quarries and Landfill Sites

1. Purpose

- 1.1** To update the Committee on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area, and the status of the relevant restoration bonds which apply to three of the sites.

2. Recommendations

- 2.1** That the Committee notes:
- (a) the outcomes of the site visits outlined in Appendix 1,
 - (b) the status of the relevant restoration bonds; and
 - (c) that a further update will be provided to a future Planning Committee during 2018.

3. Background

- 3.1** A report was considered by the Planning Committee in April 2014 which detailed the progress of operations and restoration arrangements at the two quarries and two landfill sites within this Council's planning authority area. The Committee agreed that more formal monitoring arrangements for major mineral and waste sites would take place and that an annual report on these would be presented to the Planning Committee. Subsequently, update reports were presented to the Planning Committee in August 2015 and September 2016.

4. Main Issues

Annual Monitoring of Sites

- 4.1** The fourth annual monitoring visits were carried out during June - August 2017, with all sites inspected by planning officers from the Development Management team. A summary of these visits is provided in Appendix 1. In summary, all four sites continue to progress in accordance with the terms of their respective planning permissions. They vary in the restoration requirements set out by the planning consents, and therefore the extent of restoration that has been carried out on each site also varies.

Auchencarroch Landfill Site

- 4.2** Landfill is ongoing at the site, which is divided into a series of separate "cells" for operational and restoration purposes. At present, the operator has undertaken partial restoration of the most recently completed cell (E1) and is

nearing completion of landfill operations in the next cell (E2). By the end of the year cell E2 will be filled, and landfill will move on to the next cell (E3) which is currently being prepared. Once this occurs, work on restoration of cell E2 will commence, and completion of the restoration of E1 will also take place concurrently. The recycling centre on the site continues to operate close to its capacity, and as a result of improvements in the amount of waste which is recycled the amount of waste being deposited as landfill remains significantly below the approved maximum, and consequently the rate at which the landfill site is being filled is significantly slower than was envisaged when permission was granted. The operator is therefore likely to apply for permission to extend the life of the site. Work on implementing the dry heathland habitat restoration on the capped and seeded cells is progressing but has been complicated by relatively high levels of settlement in some of the finished cells.

- 4.3** The review of the value of the restoration bond for Auchencarroch Landfill which was undertaken in 2014 concluded that the implementation of the agreed Habitat Management Plan would not be fully covered by the restoration bond in place at the time due to inflationary increases, landscaping requirements and aftercare costs that were omitted from the previous calculations. The site operator (Barr Environmental) agreed with these findings and with the need to set a new bond value, but this has not yet taken place due to a need to resolve a conflict with the existing Legal Agreement (which specifies the amount of the bond). Officers will work with the operator to resolve this, but in the meantime a bond at the original level remains in place. In addition to the Council's bond, the site is also covered by a bond in place with SEPA as part of the waste management licence agreement which covers the extensive landfill gas and leachate infrastructure on the site.

Dumbuckhill Quarry

- 4.4** Blasting continues primarily along the north and west faces of the quarry and has moved closer towards Milton. In addition, machinery has been located at the top of the eastern face of the quarry to move material. Mobile crusher plant continues to be located on the quarry floor and aggregate output continues to increase. An application to amend the operational areas of the quarry was refused in May 2015 (decision DC14/168), and an appeal against that decision was dismissed by the Scottish Ministers in January 2017. As a result, the quarry will continue to operate in accordance with the existing permission and that the operator will submit a Review of Minerals Permission (ROMP) application in the next year.
- 4.5** The main restoration works at Dumbuckhill Quarry will be habitat and landscape improvements to be carried out upon cessation of use of the quarry, and there is little which can be done until the quarry reaches its final extent. However, once the upper benches are completed these can be restored whilst extraction operations on the lower benches and quarry floor continues. This work has not yet been carried out.
- 4.6** A review of the value of the restoration bond for Dumbuckhill Quarry was carried out for the Council in 2014. It concluded that the cost of the approved restoration work, quantities and rates were not adequately covered by the

existing bond, which was agreed in 2003. However this bond was based on an approved restoration scheme which involved the importation of an estimated 15,100 cubic metres of soil for woodland planting. The 2014 review suggested that the importation of soil may not be the optimum means of restoring the quarry, as there are already areas of natural regeneration of tree, shrub and herbaceous species which indicate that site-won materials could be a more suitable restoration material. It was therefore suggested that selected overburden from the quarry could be used instead, and it was recommended that this method be tested on a sample area within the site to determine its acceptability for the rest of the site. Restoring the site without the need for significant importation of soil would not only be more sustainable, but would also significantly reduce the cost of restoration works.

- 4.8** The findings of the report was discussed with the operator and it was agreed that using selected overburden from the site and encouraging natural regeneration of species would be an acceptable method of restoring the site. As a short-term measure a new bond of £200,000 has been agreed. In light of the dismissal of the appeal by the Scottish Ministers, discussions will be undertaken with the operator in order to agree if a further increase to the bond is now required.

Rigangower Landfill

- 4.9** Planning permission (DC14/160) was granted for an extension to the landfill site and the excavation and recycling of landfilled materials to create secondary aggregates. This permission included plant machinery which has been installed to break down the imported materials into different types and sizes of aggregate which can then be reused. At the time of 2016 visit, the new recycling plant had been installed but was not yet working at full capacity. Since then the recycling plant has been brought into full operation and it is currently working to capacity. The plant is screened by a large bund which has been grassed over and tree planting has been undertaken on the bund and some surrounding areas to help screen the development, in accordance with the requirements of its planning permission. The trees, once they reach maturity will contribute to the further screening of the bund. Work on the site is being undertaken in accordance with the agreed phasing plan, which will result in a rolling programme of restoration work in due course. Excavation of the previously filled areas to recover recyclable material is underway, but at the time of the site visit, no work had commenced on the extension to the landfill site approved by the above permission.
- 4.10** The new permission for the site extended the life of the landfill site to 2044, as it involves the recovery of much of the material which had previously been deposited as landfill at the site and reduced the amount of new material that is actually deposited as landfill each year. Whereas the previous planning permission for the site was not subject to a restoration bond, the recent permission includes a bond. This has now been put in place and covers an initial value of £70,000, which will be reviewed at regular intervals to ensure that it remains adequate to cover the cost of site restoration.

Sheephill Quarry

- 4.11** This quarry has a historic planning permission dating from 1949, with very few conditions controlling operations on the site or restoration requirements. The site is therefore operating in compliance with its current permission. However, the site is subject to long running ongoing applications for a Review of Minerals Permission (ROMP) which would result in more appropriate new conditions, and also for an extension to the north-west of the extraction area (which is proposed in order to offset a change to the extraction area that is proposed in the ROMP). It has recently been indicated by the operators agent that the operator wants to progress these applications and discussions will take place in the next few months.
- 4.12** Over the last year there have been significant changes to the operation of the quarry. The previous monitoring report referred to a planned expansion of quarrying to the east of the original quarry void, and at the time of the 2016 site visit preliminary earthworks for this had commenced. Since that time there have been extensive quarrying operations in this part of the site and there is now a significant new quarry void. This new extraction area has been developed at a faster rate than was previously envisaged, because geological problems have forced the temporary suspension of active quarrying within the original void. A significant rockfall at an historic vertical face within the original quarry has blocked the access ramp leading to the quarry floor, and operations in the main void will not be able to recommence until a new access ramp is completed on the opposite side of the quarry. This is currently under development. The area where the rockfall occurred will require to be stabilised by removing the fallen material from above, and this would most easily be achieved from the proposed extension area so it has not yet commenced. All of the existing operations are within the boundaries of the 1949 planning permission.
- 4.13** There is currently no restoration bond in place due to the age of the planning permission for the quarry. However, in the event of the ongoing application for the extension area being approved, such permission would require to be subject to an appropriate bond, the details of which would require to be agreed as part of that application.

5. People Implications

- 5.1** Staff time will be required to take forward any issues which arise from the monitoring exercise. It is anticipated that this additional workload can be accommodated through existing staff resources.
- 5.2** With the appointment of a Part-Time Compliance Officer the quarries and landfill sites will be monitored in conjunction with Planning Officers.

6. Financial Implications

- 6.1** Financial implications could arise in the future in the event of the failure of one of the site operators without a restoration bond, or if a bond was not sufficient to cover the required restoration of the site.

7. Risk Analysis

- 7.1** There are financial and reputational risks to the Council if the sites are not formally monitored or the bonds are not adequate to cover the full cost of implementing the agreed restoration proposals. There is a higher risk to the Council if no bonds are in place and the operator fails.

8. Equalities Impact Assessment (EIA)

- 8.1** It is not considered that the report or recommendations raise any equality issues.

9. Consultation

- 9.1** No consultation was necessary for the preparation of this report.

10. Strategic Assessment

- 10.1** The report supports the Council priorities.

Peter Hessett
Strategic Lead – Regulatory
Date: 17 August 2017

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager, Email: pamela.clifford@west-dunbarton.gov.uk
Appendices:	Appendix 1: Monitoring of Quarry and Landfill Sites 2017
Background Papers:	Planning Committee Report 21 September 2016 : Annual Review of Quarries and Landfill Sites
Wards Affected:	All

Appendix 1

Monitoring of Quarry and Landfill Sites 2017

Auchencarroch Landfill Site, Jamestown
Dumbuckhill Quarry, Milton
Rigangower Landfill, Milton
Sheephill Quarry, Milton

Auchencarroch Landfill, Jamestown

Date of Site Visit: 24 August 2017

Attended by: Keith Bathgate
Stewart MacCallum

Site Notes:

Officers were shown around the site by a Barr Environmental Director and the site manager. The site visit included viewing the active and restored cells via the haulage access road around the perimeter of the site. Overall, work is ongoing at the landfill site.

At the time of the 2016 site visit Cell E1 had reached its fill levels and was in the process of restoration but still awaiting its final top soil finish. As planned, Cell E1 cell has been seeded with grass as an interim measure until its levels settle. Cell E2 is currently the active cell for landfill materials but this is approaching its capacity and it should be full by the end of the year. Work on the capping of Cell E2 is expected to start in November or December and will take several months to complete due to the difficulty of carrying out lining work in winter weather. Completion of the restoration of Cell E1 is to take place concurrently with restoration of E2. The next cell is to be E3, which is currently subject to excavation/blasting (to clear sandstone deposits in the cell, which material is used for road surfaces etc. within the site) and lining of the cell. Topsoil is being stored for future re-use, and the cell will be brought into operation once E2 is full.

The landscaping required as part of the permission for the recycling centre was inspected, and it remains in compliance with the plan previously submitted.

The planning permission for the site allows a maximum of 116 vehicles to deposit waste at the site on a daily basis, with the total amount of waste material being imported set at a limit of 225,000 tonnes per annum. The volume of waste which can be brought onto the site is also limited by the capacity of the recycling facility. In practice the number of lorry movements is usually only 60-70 vehicles per day. Streaming of non-commercial waste is being undertaken to recover any waste capable of being recycled such as garden soils, metals, plastic bottles, etc. As a result of the recycling that is being undertaken, there has been a continual increase in the proportion of the waste brought onto the site which is removed from the site as recyclate, and the proportion of waste which is deposited in the landfill is much lower than was originally intended (being 140,516 tonnes during 2016). The changes to the type of waste deposited in the site also has an impact, as the removal of most of the food waste and recyclate from the waste stream mean that the production of landfill gas at the site has dropped significantly and the waste cells are also more prone to settlement over time.

Compliance with Conditions:

There are two separate planning permissions: DC07/233 which covers the whole of the landfill site and DC13/216 for a waste recycling facility. Both

permissions are for a limited period, allowing operations until the end of 2022 and requiring completion of restoration by the end of 2024.

DC07/233

The site is operating as an active landfill site in accordance with its permission, but it has been clear for several years that due to improved recycling rates the landfill cells are filling up at a slower rate that was envisaged when permission was granted. Cell E2 which was the active cell for landfill last year is now almost complete and the next cell E3 will soon be brought into use to replace it.

The site is being partially restored by capping and grass seeding as the landfill is deposited across the site. Work on the habitat enhancement is to take place once the cell levels have settled, as some cells have experienced significant settlement due to the changes to the waste stream.

The majority of conditions attached to this planning permission require on-going compliance. In particular, the site operator is required to provide annual reports in relation to progress on the habitat management proposals approved. A Technical Working Group made up of planning officers, the site operator, SNH and RSPB, is required to meet annually to monitor the habitat management of land out with the operation landfill area but this has not happened in the last few years. Efforts will be made to establish such a group in the year ahead.

DC13/216

There are a number of conditions which require on-going compliance in relation to the waste treatment facility. The building is now operational and the conditions attached to this planning permission have been complied with. There are some conditions which will require the site to be restored in accordance with the restoration plan for the whole of the landfill site (DC07/233) in due course.

There is a requirement for landscaping to be undertaken to help screen the building and this has already been agreed. The landscaping was required to be completed by the end of the next appropriate planting season and this has been carried out.

Any Breaches/Issues:

There is a bond in place which relates to site restoration. The present bond expires in December but the operator has arranged for a replacement bond for a further two years. Work had previously been carried out by external consultants which confirmed that the present bond amount was no longer adequate and needed to be updated, and the site operators have agreed to this but the bond amount has not yet been changed, in part due to the fact that the existing Legal Agreement specifies the amount of the bond. Officers will work with the developer to make the necessary changes.

It is clear that the landfill site is not likely to be filled by 2022, and the operator estimates that a further 10 years would be required to complete the site at the present rate of fill. Although the 2022 deadline is some time away, the operator expects to apply for an extension to the duration of the permissions

(both for the landfill and the recycling centre) so as to provide certainty about the future of the site.

Conclusions:

The operation of the site is generally in accordance with the planning permissions and the conditions granted. However on-going monitoring will be required to ensure that the habitat formation of completed cells to dry heathland is progressed as per the approved plans and that the site continues to operate in accordance with the relevant planning permissions.

Further action to update the restoration bond is required to ensure the site is fully restored on completion of the landfill activities. Action on the habitat management proposals need to be progressed involving the technical working group.



Auchencarroch Landfill Site (aerial view from 2013 with location of recycling centre and approximate cell locations marked)



Auchencarroch landfill 2017: view across future cell E3 to current cell E2

Dumbuckhill Quarry, Milton

Date of Site Visit: 7 June 2017

Attended by: Bernard Darroch

Site Notes:

Officers were shown around the site by the Estates Director. The main areas where work is ongoing is on the north/western areas and the quarry floor. However, the work on the northern face has moved eastwards and machinery has also been operating at the top of the eastern face. No recent work has been undertaken on the actual eastern face of the quarry. The main plant on site, including mobile crushers, are located on the quarry floor next to areas used to stockpile materials.

The Estates Director advised that the areas where they are working involve regular blasting which continues to be monitored at various locations nearby.

The output at the quarry continues to increase. However, even with this increase in output, it still falls short of the tonnage required to be removed to ensure the final levels within the quarry are reached by the end of the planning consent.

Compliance with Conditions:

There has been compliance with the noise limits conditions and blasting notification to Environmental Health. Regular noise surveys are carried out and they are all below the recommended limits. Letters advising of the noise levels recorded have been receipted by Planning and Building Standards.

The majority of restoration on the site is required to be carried out on cessation of the quarry operations. The exception to this is the upper benches, as discussed below. However, some of the higher benches are already regenerating naturally in places and previously there was evidence of a pair of nesting birds on the cliff face. No additional restoration is required to be carried out at this stage. Although the bond amount has been increased to £200,000 through a legal agreement, further discussions will be undertaken to determine if this figure requires to be revised due to future quarry works and in light of the dismissal of the planning appeal by the Scottish Ministers.

Any Breaches/Issues:

Condition 47 – tree planting above the upper benches has not been carried out by previous owner. The current operator was looking to extend into these areas. However, since the planning appeal was dismissed by the Scottish Ministers, discussions will be undertaken concerning this matter.

Condition 29 – as previously, there was no soil storage on site when the site was bought over. It is likely that given the geology of the site and long historical use of the site there was not much overlying soil. This means that either soils will need to be imported or whinstone by-products used and these should be included in any restoration plans and subsequent bonds.

Conclusions:

In the past year, the operation of the site continues to progress generally in accordance with the planning permission. An increased bond has been agreed for the site. The operator has indicated that they do not intend to submit a revised planning application in light of the decision made by the Scottish Ministers. As a result, it is likely that the Review of Minerals Permission (ROMP) process will commence for this site next year.



Dumbuckhill Quarry 2017



Rigangower Landfill, Milton

Date of Site Visit: 16 August 2017

Attended by: Bernard Darroch
Keith Bathgate

Site Notes:

Officers were shown around the entire site (which is located in close proximity to Sheephill Quarry) by the site manager. During the site visit, operations were ongoing with vehicles depositing inert waste materials on the site. Since the last site visit, the recycling plant that has been installed and is now working to full capacity. The earth bund around the machinery has been grassed over and the tree planting is evident. Although the trees are not significant enough to act as affective screening at present, they will contribute to enhancing the screening as they mature. The earth bund now has a relatively natural appearance and is acting as an effective screen. Due to the bund, the recycling plant is not readily visible from outwith the site.

There are no restrictions on the number of vehicles that can deposit material on a daily or annual basis and there is no restriction on the quantity of waste which can be deposited. The only restrictions relate to the finished ground levels which have to be completed in accordance with the approved plans. The planning permission for the site now expires in 2044 and restoration will be undertaken as work progresses on site. Since the recent planning permission (DC14/160) was only granted in 2016, it will be some time before any restoration work is undertaken.

The landfill site is quite remote and there were no issues raised with the work that was being undertaken on site at the time of the site visit. No work has commenced on the extension to the landfill site approved as part of planning permission DC14/160.

Compliance with Conditions:

There are a number of conditions attached to the planning permission (DC14/160) which require on-going compliance. The most significant conditions which require to be complied with relate to the undertaking of appropriate screening in the form of a bund and tree planting. This work has been undertaken and in the long term, appropriate site restoration work will require to be undertaken on a phased basis.

Any Breaches/Issues:

There were no issues apparent during the site visit which would require any further action to be taken at the present time. However, on-going monitoring will be required to ensure that the work on site is undertaken in accordance with the agreed phasing plan and that it is fully restored. In addition, it will be necessary for the restoration bond to be reviewed at regular intervals to ensure that the site can be fully restored at all times.

Conclusions:

The landfill site is being operated in a satisfactory manner at the present time. Planning application (DC14/160) has been approved and is subject to a legal agreement to ensure that a suitable restoration bond is in place. This permission extends the area of the landfill site and involves the excavation of previously landfilled materials and imported materials, to create secondary aggregates. It extends the period of time that the site can be used for landfill purposes for approximately 30 years.



Rigangower 2017: perimeter of site showing landscaped bund (above) and detail of recycling plant (below)



Sheephil Quarry, Milton

Date of Site Visit: 16 August 2017

Attended by: Keith Bathgate
Bernard Darroch

Site Notes:

Officers were shown around the site by the site manager. The site was busy with a regular flow of lorries entering and leaving the site, although approximately half of the lorry movements through the site are associated with the adjacent Rigangower landfill and recycling operation rather than Sheephil Quarry (an increase from about 40% last year). The quarry output during 2016 year was 236,641 tonnes, which is significantly less than the previous year. The reason for this reduced tonnage is that a significant percentage of the business' output is now coming from the recycled stone from Rigangower rather than newly quarried material, and in fact total output of stone from the two sites is stated to have increased over the last year. The remaining reserve still stands at almost 24 million tonnes.

Since the previous site visit in summer 2016 there have been significant changes to the extent and operation of the quarry. Last year the main activity taking place was expansion of the 98m AOD quarry level (the quarry floor) within the established quarry void, and it was planned to excavate a new layer below this. Additionally, it was proposed to expand the quarry void significantly to the east, with minor preliminary earthworks having taken place at that time. It was planned to work the existing quarry floor and the new eastern expansion area concurrently.

Quarrying of the eastern expansion area has commenced as planned, and quarrying work has progressed within this area at a significantly faster rate than was previously anticipated. This is due to problems at the original quarry which mean that it is temporarily not being actively worked, and therefore all of the quarry's stone is currently being sourced from the new workings. The eastern workings are being cut into the hillside working north-west from a point near the easternmost corner of the existing haul road, and it is anticipated that in due course the working will join the original quarry to create a single large void, with the haul road to Rigangower being diverted around the eastern side of the site. However, at present the two voids remain completely separate and the haul road passes between them.

Within the original quarry void, a significant rockfall occurred in December 2016 due to a geological flaw in an old rockface and not related to the active workings. This fall has blocked the access ramp down to the quarry floor, and therefore all quarrying within this void has temporarily ceased. In order to access the quarry floor the operator is currently cutting a new access ramp down the south-eastern side of the void, and once this is complete it is planned to resume the expansion of the 98m AOD level, avoiding the area around the rockfall. Clearance of the fallen material can only be safely achieved from above the fall, which is within the area that is subject to the current long-running application for an extension to the quarry boundary.

The new access ramp into the quarry is close to the unworked part of Sheephill, but there are currently no plans to work Sheephill itself or to disturb the archaeological features at this stage.

The concrete products area containing hardstanding, a cement silo, various pieces of plant and storage containers was formed on the north-eastern edge of the site around 2 years ago remains largely unchanged apart from the updating of plant.

The standard working hours remain 07:00-17:30 Monday to Friday and 07:00-12:00 on a Saturday, with maintenance carried out over the weekend. Outwith these hours working operations tend to be only to meet particular contracts such as road contracts. At present the quarry is relatively busy and therefore there is additional evening working (to 20:00) on 2 or 3 nights per week, and Sunday working (07:00-16:00) on most weekends. When Sunday working takes place this is for stockpiling purposes and no lorries operate.

Blasting is dependent upon workload, but is currently being carried out three times a month. This takes place during the hours of 1000-1600 Monday to Friday with no blasting at weekends as per the proposed ROMP condition.

Compliance with Conditions:

The current planning consent was granted on appeal in 1949 and contains only seven conditions, most of which have long since been discharged. The permission placed very few limitations on the extent or method of working within the site boundary, and there do not appear to be any current breaches of planning control.

The site is subject to a long-running Review of Minerals Permission (ROMP) application and also a planning application for an extension to its north-west boundary of the original void which have been held in abeyance due to a legal issue but may be progress in the next few months.

There are currently no requirements for any restoration works at the quarry in the event that working should cease. It is very desirable to that the ROMP be agreed in order to allow the quarry to work under modern conditions covering restoration works, blasting times, limits to working area, etc.

Conclusions

The quarry continues to operate within the terms of its planning permission. The next phase of works is likely to see the two quarry voids being linked to form a single void, and the resumption of workings within the old quarry floor, all of which is within the scope of the current permission. If the ROMP and extension application are approved, this would allow a further expansion of the working area towards the north-west.



Sheephill Quarry (main void), 2016 (above) & 2017 (below) showing rockfall



(below) Sheephill Quarry 2017 – new eastern workings



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead – Regulatory

Planning Committee: 6 September 2017

Subject: Development Plan Scheme and Participation Statement 2017

1. Purpose

- 1.1** To update the Committee on the progress of the Development Plan and to seek approval of the annual review of the Development Plan Scheme and Participation Statement.

2. Recommendation

- 2.1** It is recommended that the Committee approve the Development Plan Scheme and Participation Statement contained in Appendix 1.

3. Background

- 3.1** The Development Plan sets out the strategy and policies for the use of land. The statutory Development Plan for the West Dunbartonshire planning authority area currently comprises the Glasgow and the Clyde Valley Strategic Development Plan and the West Dunbartonshire Local Plan. The West Dunbartonshire Local Development Plan (Proposed Plan) 2016 is a material consideration. The National Park Authority prepares the Development Plan for the National Park area within the West Dunbartonshire Council area.
- 3.2** A requirement of the Development Plan process is the preparation of a Development Plan Scheme and Participation Statement, and its review on an annual basis. The Development Plan Scheme sets out which Development Plans are in effect in the authority area and the timetable for their replacement. The Participation Statement sets out how the Council will encourage participation in the preparation of the new Local Development Plan.

4. Main Issues

West Dunbartonshire Local Plan

- 4.1** The West Dunbartonshire Local Plan, adopted in March 2010, remains the most up to date adopted Local Plan covering the West Dunbartonshire planning authority area. Whilst the Scottish Government expects Local Development Plans to be updated on a 5-yearly basis, the West Dunbartonshire adopted Local Plan is now more than 7 years old however it still remains a statutory part of the Development Plan. It will continue to be

used in the assessment of planning applications until it is superseded by a new adopted Local Development Plan.

West Dunbartonshire Local Development Plan (Proposed Plan) 2016

- 4.2** The Planning Committee on 27 April 2016 took a final decision not to adopt the Local Development Plan, owing to the Examination Report recommendation that a housing site in Clydebank be included as a housing development opportunity, and a Scottish Ministers Direction that prevented the Plan from being adopted unless this site was included. The plan incorporating the accepted recommended modifications of the Examination Report is entitled the West Dunbartonshire Local Development Plan (Proposed Plan) 2016 and is a material consideration in the determination of planning applications.

West Dunbartonshire Local Development Plan 2

- 4.3** Work has now commenced on the preparation of a new Local Development Plan. The Development Plan Scheme establishing the timetable for the preparation of this plan, and the Participation Statement setting out how the Council will involve people and organisations during its preparation are set out for approval in Appendix 1. The timetable for the preparation of this Plan is as follows:
- Main Issues Report publication – June - September 2017;
 - Proposed Plan publication – May 2018;
 - Submission of Proposed Plan to Scottish Government – September 2018;
 - Receive Examination Report by - June 2019;
 - Adoption of Plan – September 2019.
- 4.4** The Main Issues Report (MIR) was approved at the April 2017 Planning Committee. Pre-MIR consultation took place with a range of stakeholders, as set out in the Participation Statement. The MIR was published for consultation in June 2017 and will run for a period of 12 weeks until 22nd September 2017.
- 4.5** During this period and in conjunction with Community Planning, a series of drop-in sessions/workshops will be held in relation to consultation on the Main Issues Report and also the Locality Plan and Community led Action Plans. These sessions will also provide workshops using the Place Standard as a different method of consultation to obtain views and thoughts about place from the general public, communities and other stakeholders. This information will help to inform Local Development Plan 2, the Locality Plan and Community Led Action Plans.
- 4.6** Outwith these sessions, meetings will also be offered and other methods of engagement such as social media will also be used, as outlined in the Participation Statement, to provide a range of methods to encourage engagement in the Main Issues Report consultation.

- 4.7** The Scottish Government expects that Local Development Plans should be adopted within 2 years of the associated Strategic Development Plan. This means that the Local Development Plan should be timetabled to be adopted by July 2019 i.e. two years after the Strategic Development Plan approval date of 24th July 2017. The revised Development Plan Scheme & Participation Statement seeks to meet this target. However, the time taken for the Plan to go through examination can affect timescales.

Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan)

- 4.8** The second Glasgow and the Clyde Valley Strategic Development Plan, known as Clydeplan, was approved by Scottish Ministers on 24th July 2017 and is due to be published shortly.

Loch Lomond and the Trossachs National Park Local Development Plan

- 4.9** The Loch Lomond and the Trossachs National Park Local Development Plan 2017 – 2021 was adopted in December 2016 and replaces the former Local Plan (2011 - 2015).

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial and Procurement Implications

- 6.1** There are no financial implications associated with this report.

7. Risk Analysis

- 7.1** There are no known risks associated with this report.

8. Equalities Impact Assessment (EIA)

- 8.1** The new Local Development Plan will be subject to an Equality Impact Assessment.

9. Strategic Environmental Assessment

- 9.1** The new Local Development Plan will be subject to a Strategic Environmental Assessment.

10. Consultation

- 10.1** The Development Plan Scheme and Participation Statement contained in Appendix 1 sets out what consultation has been undertaken and what is still to be undertaken in the forthcoming stages of Local Development Plan 2.

11. Strategic Assessment

11.1 The Local Development Plan is a wide-ranging document and impacts on all of the strategic priorities, but particularly:

- Improve economic growth and employability.
- Improve local housing and environmentally sustainable infrastructure.
- Improve the wellbeing of communities and protect the welfare of vulnerable people.

Peter Hessett
Strategic Lead - Regulatory
Date: 6 September 2017

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager, pamela.clifford@west-dunbarton.gov.uk 0141 951 7938 Antony McGuinness, Team Leader – Forward Planning, antony.mcguinness@west-dunbarton.gov.uk 0141 951 7948
Appendices:	Appendix 1: Development Plan Scheme and Participation Statement
Background Papers:	None
Wards Affected:	All

**West Dunbartonshire
Local Development Plan**

**Development Plan Scheme and
Participation Statement
September 2017**

West Dunbartonshire Development Plan Scheme and Participation Statement

Introduction

This document provides information on existing Development Plan coverage within West Dunbartonshire and the timetable for preparing replacement plans. It also sets out the means by which participation in the preparation of the new Local Development Plan is being undertaken.

What is a Development Plan?

It is a document which sets out policies and proposals for the use of land and buildings in the area it covers. It does this by identifying uses that will be acceptable on particular sites and by setting out criteria for the assessment of development proposals.

What types of Development Plan are there?

There are two tiers of Development Plan in operation within Scotland.

Strategic Development Plans are applicable to the city-regions of Glasgow, Edinburgh, Aberdeen and Dundee, and cover more than one local authority area. These set out a long-term vision for the development of the city-regions and provide a framework for Local Development Plans.

Local Development Plans provide a more detailed planning framework, usually at a local authority level, setting out policies for assessing planning applications and identifying sites for development or protection from development.

Local Development Plans can be supported by Supplementary Guidance, which provides more detailed information on specific issues. Councils can also produce non-statutory Planning Guidance, which does not form part of the Development Plan.

What Development Plans are currently in place in West Dunbartonshire?

The second Glasgow and the Clyde Valley Strategic Development Plan was approved by Scottish Ministers on 24th July 2017. It is called Clydeplan and covers the West Dunbartonshire Council area with the exception of that area within the Loch Lomond and the Trossachs National Park. Further information, including the Development Plan Scheme and Participation Statement for Clydeplan, can be found at www.clydeplan-sdpa.gov.uk.

The West Dunbartonshire Local Plan was adopted in March 2010. The West Dunbartonshire Local Development Plan remains at proposed plan stage. This plan was not adopted as the Examination Report included a recommendation that a site at Duntiglen Fields in Clydebank be included as a housing development opportunity. The Planning Committee declined this recommendation and the Scottish Ministers directed that the Plan is not to be adopted unless the recommendation is accepted. The plan, incorporating the accepted modifications of the Examination Report, is referred to as the West Dunbartonshire Local Development Plan (Proposed Plan) 2016. This, along with the adopted Local Plan will continue to be material considerations in the determination of planning applications. Both plans cover West Dunbartonshire with the exception of that area within the National Park.

Work has commenced on the preparation of a new Local Development Plan. The Main Issues Report was published for consultation in June 2017. The consultation will run until September 2017.

In addition, the Council has produced Planning Guidance associated with the Proposed Plan, non-statutory Planning Guidance and other useful information documents which are listed in Appendix 1.

The Plan covering the National Park is the Loch Lomond & the Trossachs National Park Local Development Plan 2017 - 2021. Further information, including the Development Plan Scheme and Participation Statement for the Park Authority Local Development Plan can be found at www.ourlivepark.com.

>INSERT CURRENT MAP OF DEVELOPMENT PLAN COVERAGE BOUNDARIES<

What are the main stages in preparing the new Local Development Plan?

The significant documents and stages in the preparation of the new Local Development Plan are as follows:

Survey and Technical Work and Early Participation – survey and technical work undertaken to inform the Main Issues Report and stakeholders consulted with regard to their requirements for the Plan.

Main Issues Report – the findings of the survey and technical work and early participation is reflected in the Main Issues Report, which sets out the issues to be addressed by the

Local Development Plan and the options for addressing these. Issues will focus on the main changes between the existing Local Development Plan and the new Plan.

Proposed Plan – the Proposed Plan is a consultative version of the Plan published as the Council would like to see it adopted.

Submission to Scottish Ministers – following consultation and amendment if necessary the Proposed Plan is submitted to Scottish Ministers for examination.

Examination – if there remain unresolved representations to the Proposed Plan when submitted to the Scottish Ministers, a Reporter will be appointed to examine the Plan.

Adoption – following an examination of the Plan, it is modified if necessary and then published for adoption.

Timetable for the preparation of for the new Local Development Plan

>INSERT DIAGRAM OF TIMETABLE<

Publication of Main Issues Report – June 2017

Main Issues Report Consultation – June 2017 > September 2017

Preparation of Proposed Plan – October 2017 > April 2018

Publication of Proposed Plan – May 2018

Proposed Plan Consultation – May 2018 > June 2018

Submission of Proposed Plan to Scottish Government – September 2018

Examination - October 2018 > June 2019

Adoption of Plan – September 2019

Strategic Environmental Assessment

The Council will undertake a Strategic Environmental Assessment of the new Local Development Plan. An Environmental Report will be published alongside the Main Issues Report and will be updated and added to as the Plan progresses. The Environmental Report will be subject to consultation alongside the Main Issues Report and Proposed Plan.

Participation

The Council is keen to encourage participation in the preparation of the new Local Development Plan.

Who can participate in the preparation of the new Plan?

Participation in the plan-making process is open to everyone: from individuals, community groups and small local businesses to investors, land owners, housebuilders and national and international companies.

When will participation happen?

Participation will continue to be encouraged throughout the preparation of the new Local Development Plan, but the key stages are pre-Main Issues Report and the consultation phases following the publication of the Main issues Report and the Proposed Plan. The pre-Main Issues Report consultation is complete, with Main Issues Report consultation now underway.

Contact us and register for participation

A Local Development Plan participant database has been established to record the details of all individuals and organisations that want to be kept up to date with the Local Development Plan process. Interested individuals or organisations can have their details added to the database by contacting us through any of the methods below -

Email: ldp@west-dunbarton.gov.uk
E-form: Click [here](#)
Telephone: 0141 951 7930
Write: Forward Planning
Planning & Building Standards
West Dunbartonshire Council
Aurora House
3 Aurora Avenue
Clydebank
G81 1BF

Further information and key documents can be found online at –

www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/local-development-plan/

Facebook logo - <https://www.facebook.com/WDCouncil>

Twitter logo - <https://twitter.com/wdcplanning>

How will the Council manage and encourage participation?

The following tables outline what methods will be used to encourage and undertake participation at each stage of the LDP process.

Pre-MIR Stage – Background work& evidence gathering		
Who will be involved?	Publicity and Participation Methods	Progress at September 2017
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, and adjoining and Clydeplan planning authorities	Invitation to participate and call for sites and issues will be sent out to all potentially interested parties.	Complete
	Development Plan Scheme & Participation Statement will be placed on Council website, along with online form to register for participation and submit sites/issues.	Complete
	Social media and local newspapers will be used to publicise the commencement of new Local Development Plan preparation.	Publicised on social media.
	A newsletter will be sent to all registered participants, and made available online and in Council offices and libraries.	Complete
	Meetings/workshops will be held with Key Agencies, other Council services, and interested individuals and organisations, including community organisations, to explore potential main issues.	Complete
	Meetings will be held with elected members on a ward and/or individual basis and workshops will be held with the Planning Committee.	Complete

MIR Stage – Main Issues Report, Monitoring Statement & Environmental Report

Who will be involved?	Participation methods	Progress at September 2017
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, adjoining and Clydeplan planning authorities	Publish Main Issues Report online and place copies in all libraries and main Council Offices.	Complete
	Place publication notice in local papers.	Complete
	Notification of Main Issues Report publication and invitation to comment will be sent out to all stakeholders and those on participant database via email and letter.	Complete
	Social media will be used to publicise the Main Issues Report and encourage participation.	Underway
	Meetings will be offered and sought to discuss Main Issues Report.	Underway
	Information sessions will be held across the Council area to discuss Main Issues Report and encourage engagement. These will be held in conjunction with Community Planning.	Underway
	A newsletter will be published to inform of Main Issues Report publication. This will be sent to all participants, made available online and in Council offices and libraries.	Complete

Proposed Plan Stage – Proposed Plan, Proposed Action Programme & Revised Environmental Report (if necessary)		
Who will be involved?	Participation methods	Progress at September 2017
Scottish Ministers, Key Agencies, owners/occupiers/lessees of land or neighbouring land identified in the proposed plan for development, those who commented on the MIR, any other interested parties involved at the previous stage.	Publish Proposed Plan online and place copies in all libraries and main Council Offices.	
	Place publication notice in local papers.	
	Owners, lessees, occupiers of sites (or neighbouring land) which the Proposed Plan specifically proposes to be developed (and which would have a significant affect on the use and amenity of the site) will be notified.	
	Notification of Proposed Plan publication will be sent to all those who participated at Main Issues Report stage, other stakeholders and those on the participant database.	
	Social media will be used to publicise Proposed Plan publication.	
	Meetings will be offered and sought to discuss Proposed Plan and resolve any issues where possible.	
	Information sessions will be held across the Council area to discuss Proposed Plan and encourage engagement.	
	A newsletter will be published to inform of the publication of the Proposed Plan. This will be sent to all participants, made available online and in Council offices and libraries.	

Final Stages - Modifications, submission to Scottish Ministers, Examination & Adoption

Following the end of the period allowed for representations to be made on the Proposed Plan, the Council may make Proposed Modifications to the Plan but only to take account of representations, consultation responses or minor drafting/technical matters. If Proposed Modifications are made a modified version of the Proposed Plan will be published and the same method of publicity and participation will apply at this stage as at the stage of the original Proposed Plan.

When the Proposed Plan is submitted to the Scottish Ministers a proposed Action Programme must also be submitted. This sets out a list of the actions required to deliver each of the Plan's policies and proposals, along with who is to carry out the action and a timescale.

Another requirement at this stage will be to submit a report of conformity with the participation statement.

If there are unresolved representations the Scottish Ministers will appoint a Reporter to examine the plan.

Following examination, the recommendations of the Examination Report will be incorporated into the Plan, unless there is justification not to do so. A version of the Plan incorporating the recommended modifications will then be published and sent to the Scottish Ministers and a notice of intention to adopt the Plan placed in the local press. The Council will then adopt the Plan 28 days after advertisement of intention to adopt unless the Scottish Ministers advise or direct that this should not happen.

Appendix 1- Guidance and other Useful Information

Planning Guidance - Local Development Plan (Proposed Plan) 2016

Residential Development: Principles for Good Design, 2014

Our Green Network, 2015

Renewable Energy, 2016

Other Planning Guidance

Dumbarton Waterfront Path Planning Guidance, 2017

Clydebank Business Park Planning Guidance, 2017

Alexandria Town Centre Masterplan, 2008

Clydebank Design Guidelines (Page and Park), 2003

Commuted Payments for Parking 2015

Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, 2011

Pay Day Lending & Betting Shops, 2016

Other Useful Information

Alexandria Streetscape Design Guide, 2007

Bowling Basin Charrette Report 2014

Clydebank Retail Strategy, January 2012

Clyde Riverside Masterplan, 2000

Clydebank Charrette report, 2015

Dumbarton Town Centre Public Realm Design Guide, 2001

Dumbarton Town Centre & Waterfront – Revised Urban Strategy, 2014

Dumbarton Rock & Castle Charrette Report, 2015

Kilpatrick Hills Local Landscape Area: Statement of Importance, 2015

Protocols on Facilitating Appropriate Development on Key Development Sites

Protocol 1: Pre-Application Advice

Protocol 2: Liaison Meetings

Protocol 3: Elected Member Involvement in Pre-application Discussions

Protocol 4: Planning Processing Agreements

Development Management Advice Notes and Design Guides

Fences, walls, enclosures

Driveways

Decking

Satellite Dishes

Extensions & Conservatories

Domestic Garages & Garden Outbuildings

Porches

Dormers & Velux Windows

Shopfront Design Guide

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 6th September 2017

Subject: Developer Contributions**1. Purpose**

- 1.1** To inform the Committee of financial contributions received to date from developers in relation to planning applications, and to advise of projects on which developer contributions have been, and will be, spent. Also to seek approval for changes to the way contributions are collected, distributed and monitored.

2. Recommendation**2.1** That the Committee:

- i) notes the financial contributions made by developers;
- ii) notes the projects on which contributions have been spent listed in Appendix 1;
- iii) notes the future projects listed in Appendix 1, and;
- iv) notes the proposed new system for collecting, distributing and monitoring developer contributions set out in Appendix 2.

3. Background

- 3.1** Financial contributions from developers are a form of Planning Obligation (previously known as planning agreements). In West Dunbartonshire developer contributions are sought in relation to the provision or improvement of green spaces such as play areas and parks, and in relation to parking and road improvements. Current legislation clearly states that Planning Obligations should only be sought where they are required to make a proposal acceptable in land use planning terms. Developer Contributions therefore must have a relevant planning purpose and must always be related and proportionate in scale and kind to the development in question.

- 3.2** Developer Contributions from planning applications have been sought for a number of years within West Dunbartonshire, for green network enhancements and parking improvements. All of the payments received relate to residential developments, with the majority of developer contributions being sought in relation to the provision or upgrading of open space or green network enhancements, usually where onsite provision was not appropriate. A small number of contributions have been made to address shortfall in parking

provision in town centre locations. These have been included in the overall total for developer contributions received, set out in section 4.1 of this report.

- 3.3** The Planning Guidance: “Our Green Network”, provides specific details on the amount and type of green space required for developments, when developer contributions will be sought, and how contributions will be calculated. This guidance was introduced in 2015. For larger residential developments it is usually appropriate for play areas to be provided on-site. However for smaller developments, or where an existing play area is in close proximity to a larger residential development, it may be more appropriate for the developer to make a financial contribution to upgrade a nearby play area or open space, which can be used by the residents of the new development and the surrounding community. The Planning Guidance seeks to ensure that green network contributions can complement and align with the Council’s Greenspace priorities and spending plans.
- 3.4** Prior to the introduction of the “Our Green Network” Planning Guidance, contributions were collected in line with the policy requirements of the adopted West Dunbartonshire Local Plan (2010) and the West Dunbartonshire Proposed Local Development Plan.
- 3.5** Contributions may also be sought towards parking provision where onsite provision is not appropriate. For example, in residential developments within town centres involving the re-use of existing buildings, or where land is limited, it may not be possible to provide as much parking as would be required for similar sized developments elsewhere. Therefore, a contribution to upgrade existing parking within the town centre may be preferable. Details of how and when such contributions will be collected are set out in the Planning Guidance: ‘Commuted Payments for Parking’.

4. Main Issues

Developer contributions received to date

- 4.1** Between 2007 and June 2017 a total of £651,057.23 of developer contributions were collected, and £363,798 of these contributions were spent. This leaves a remaining balance of £287,258.94.
- 4.3** The Greenspace and Roads sections have used this money for a number of projects, which are listed in Table 1 of Appendix 1. These include the provision new play areas at East End Park, Dumbarton, East Thomson Street, Clydebank and at Christie Park, Alexandria. Parking and access improvements were also made within Dumbarton Town Centre with the received contributions.
- 4.4** Table 2 provides a list of future projects which would use developer contributions towards their total project cost. These projects include further parking and access improvements within Dumbarton Town Centre, new and improved facilities for Loch Lomond Rugby Club and new play facilities at Dalmuir Square and Radnor Park, Clydebank.

- 4.5** A review of the Planning Guidance: 'Our Green Network' has commenced as part of the process for preparing the new Local Development Plan (LDP2). The review will take account of changes to national and local plan policies, and will seek ways to further enhance the green network and better integrate green infrastructure within new development. This will involve working closer with the Greenspace and Roads service teams to identify future projects in the three main settlement areas so future developer contributions can contribute towards these projects. In the meantime, after an internal review of the existing procedures for collecting developer contributions, a number of interim changes are proposed for collecting, distributing and monitoring developer contributions, for both green infrastructure and roads and parking. These should help to make the system simpler, more transparent and more robust and will be incorporated within the review of the Green Network Guidance.

5 Collecting, Distributing and Monitoring Developer Contributions

- 5.1** Appendix 2 to this report sets out the proposed new system for collecting, distributing and monitoring developer contributions.
- 5.2** At the end of each financial year, a briefing will be provided to the members of the Planning Committee to inform them of:
1. the amount of developer contributions received;
 2. which projects have been undertaken and the total cost for each project;
 3. the remaining developer contributions held by the Council; and
 4. any outstanding projects that the money will be used towards and the anticipated date for completion of those projects.
- 5.3** By adopting this revised developer contribution system, the Council's approach to the collection, distribution and monitoring will be enhanced and made more robust; providing greater clarity and quality control of how developer contributions are being spent within the settlements of West Dunbartonshire.

6. People Implications

- 6.1** The collection of developer contributions and the implementation of the new system will be accommodated within existing Planning and Building Standards, Greenspace and Roads resources.

7. Financial Implications

- 7.1** There are no identified financial implications associated with the setting up of a new system for the collection, distributing and monitoring of Developer Contributions.

8. Risk Analysis

- 8.1** There is a risk that if developer contributions are not appropriately collected, distributed and monitored then issues may arise if the Developer Contribution fund is audited.

9. Equalities Impact Assessment (EIA)

- 9.1** A screening has been undertaken and no equalities issues have been identified.

10 Strategic Environmental Assessment

- 10.1** Not required.

11 Consultation

- 11.1** Consultation has been undertaken with Finance, Greenspace and Roads.

12. Strategic Assessment

- 12.1** The revised Developer Contribution system is considered to contribute to all of the Council's strategic priorities and in particular towards:

- Economic growth and employability.
- Local housing and sustainable infrastructure.

Peter Hessett
Strategic Lead - Regulatory
Date: 6 September 2017

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
pamela.clifford@west-dunbarton.gov.uk
0141 951 7938

Antony McGuinness, Team Leader – Forward Planning,
antony.mcguinness@west-dunbarton.gov.uk
0141 951 7948

Appendices: Appendix 1 - Past and Future Projects to spend
Developer Contributions

Appendix 2 – Proposed New System for Collecting, Distributing and Monitoring Developer Contributions

Background Papers: ['Our Green Network' Planning Guidance](#)
['Commuted Payments for Parking' Planning Guidance](#)

Wards Affected: All

Appendix 1: Past and Future Projects to spend Developer Contributions

Table 1: Developer Contributions spent to date

Year	Project
2012	Match funding used towards total cost of new play area at East End Park, Dumbarton.
2014	Match funding used towards total cost of new play area at East Thomson Street, Clydebank.
2015	Parking/access improvements within Dumbarton Town Centre.
	Parking/access improvements within Dumbarton Town Centre.
	Funding towards Posties Park Project.
2016	Match funding used towards total cost of new play area at Christie Park, Alexandria.

Table 3: Future planned projects to date

	Project
1	Parking/access improvements within Dumbarton Town Centre to compensate for lack of parking within the Culross development on Castle Street, Dumbarton.
2	New/improved facilities for Loch Lomond Rugby Club.
3	Match funding used towards total cost of new play area at Dalmuir Square Clydebank as part of a wider £200,000 regeneration project. Due to start in 2017.
4	Match funding used towards total cost of new play and recreation facilities in the Radnor Park area of Clydebank. Project due to start in 2017.

Appendix 2: Proposed New System for Collecting, Distributing and Monitoring Developer Contributions

1. The Council's developer contribution requirements for green infrastructure are set out in the Planning Guidance document, "Our Green Network" (2015). This guidance is being revised as part of the process for preparing the new Local Development Plan (LDP2), to take account of changes to LDP and Scottish Government policy. In the meantime, the following interim procedural changes are proposed for collecting, distributing and monitoring developer contributions in order to make the system simpler, more transparent and more robust.
2. A database for developer contributions received will be constructed, which records all contributions by the settlement or area for which they were received, and where they are spent.
3. The Council's Greenspace or Roads team will be required to submit an invoice for any specific project which will use developer contributions, which will be evaluated by the Forward Planning team. The project evaluation will be then recorded on the Developer Contributions database for each project.

Details of the evaluation criteria and appraisal process will be developed and agreed with the Roads and Greenspace teams.

4. Should the project be approved by the Planning and Building Standards Manager once the evaluation process has been completed, the requisite funds will then be transferred to the Greenspace or Roads team for that project.
5. On completion of the project, Greenspace or Roads team will be required to submit a report detailing when the work was physically completed, and the final monetary total for the project. This report will be kept on the Developer Contribution System for that particular project. Any underspend will be required to be returned to the developer contribution account, to be spent on another project within that area.
6. At the end of each financial year, a briefing will be provided to members of the Planning Committee to inform them of the amount of developer contributions received, which projects have been undertaken, the remaining developer contributions in each fund, any outstanding projects that the money will be used towards and the anticipated date for completion of those projects.