

PLANNING COMMITTEE

At a Meeting of the Planning Committee held by Video Conferencing on Wednesday, 19 August 2020 at 10.06 a.m.

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

Attending: Peter Hissett, Strategic Lead – Regulatory; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; Antony McGuinness, Team Leader – Forward Planning; James Hall and Matthew Spurway, Policy Planning Officers; John Walker, Assistant Engineering Officer, Roads & Transportation; Sarah Christie, Team Leader – Heritage and Arts; Nigel Ettles, Section Head – Litigation (Legal Officer) and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Douglas McAllister and Marie McNair.

Councillor Jim Finn in the Chair

CHAIR'S REMARKS

Councillor Finn, Chair, welcomed everyone to the August meeting of the Planning Committee which was being held remotely, in terms of Section 43 of the Local Government in Scotland Act 2003.

Accordingly, the Chair advised that a process/procedure had been developed for the meeting (a copy of which had previously been circulated to Members). Thereafter, the Committee agreed to note the procedure in place for the conduct of the meeting and the meeting then continued by video conferencing.

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 10 June 2020 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

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

Continued Applications

- (a) **DC19/260 – Appeal to Scottish Ministers against the non-determination of planning application DC19/260 for the erection of 2 six storey flatted blocks, comprising 48 flats with associated road access, parking and infrastructure at former Dalnottar House steel site, Dumbarton Road, Old Kilpatrick by Link Group Ltd.**

As Councillor Finn was not present at the June meeting of the Planning Committee when this application was first considered, it was noted that Councillor Docherty, Vice Chair, would chair the meeting at this point. Accordingly, it was also noted that Councillor Finn would not be able to participate in any decision in respect of this item.

After discussion and having heard the Team Leader – Development Management, the Planning, Building Standards and Environmental Health Manager and the Legal Officer in further explanation and in answer to Members' questions, Bailie Agnew, seconded by Councillor Dickson, moved:-

That the Committee agree that the Council's response to the appeal was set out in the June Planning Committee report contained in Appendix 1 to the report.

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

That the Committee agree that the Council's response to the appeal be that it be refused on the grounds that the height of the proposed development was unacceptable and would have an adverse impact on the amenity of adjacent residents.

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

Note: Councillor Finn assumed the Chair at this point in the proceedings.

(b) DC17/204 – Construction of four dwellings at land adjacent to Three Acres, Cochno Road, Hardgate by Mr David Lindsay.

After hearing the Planning, Building Standards and Environmental Health Manager it was noted that this item had been withdrawn.

New Application

(c) DC19/231 – Proposed residential development comprising of 44 dwellings and 22 flats with associated car parking and landscaping at Muir Road, Dumbarton by Caledonia Housing Association.

After discussion and having heard the Team Leader – Development Management in further explanation of the report, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

LOCAL DEVELOPMENT PLAN 2

A report was submitted by the Strategic Lead – Regulatory advising that the Council has received the Examination Report and seeking authorisation to adopt Local Development Plan 2.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short period. The meeting resumed at 11.30 a.m. with the same Members and officers present as listed in the sederunt.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager, the Team Leader – Forward Planning and the Legal Officer in further explanation and in answer to Members' questions, the Committee agreed to accept all modifications recommended in the Examination Report, as detailed in Appendix 1 to the report, and to adopt Local Development Plan 2 as contained within Appendix 2 to the report.

QUEENS QUAY DESIGN CODES

A report was submitted by the Strategic Lead – Regulatory advising of the outcome of the consultation on the draft Queens Quay Design Codes and seeking approval to adopt the Guidance.

After hearing the Planning, Building Standards and Environmental Health Manager it was noted that this report would be continued to the September meeting of the Committee.

STREET NAMES FOR QUEENS QUAY SITE, CLYDEBANK

A report was submitted by the Strategic Lead – Regulatory seeking approval of street names for the Queens Quay site.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager and the Team Leader – Heritage & Arts in further explanation and in answer to Members' questions, the Committee agreed to approve the following street names for consultation:-

- Main spine road – Queens Quay Main Avenue
- Main thoroughfare – Titan Boulevard
- Main thoroughfare – Titan View
- Civic Square – 1st preference (John Brown's Square), 2nd preference (Queens Quay Square)
- Linear Park and path – 1st preference (John Brown's Park and John Brown's path), 2nd preference (Queens Quay Park and Queens Quay path)

For the other ancillary streets:-

- Clydebank Terrace
- Titan
- Foundry
- Firesitter
- Beacon
- Tarry Kirk
- Bothy School
- Grace
- Craigallion
- Carbeth
- John Brown
- Brick Clays

STREET NAME FOR NEW HOUSING DEVELOPMENT SITE AT CARROCHAN ROAD, BALLOCH

A report was submitted by the Strategic Lead – Regulatory requesting the allocation of a street name to a road within the new housing development at Carrochan Road, Balloch.

After hearing the Planning, Building Standards and Environmental Health Manager, the Committee agreed that Carrochan Gardens be approved as the street name for the development.

STREET NAME FOR NEW HOUSING DEVELOPMENT SITE AT THE FORMER HIGHDYKES PRIMARY SCHOOL, BRAEHEAD, BONHILL

A report was submitted by the Strategic Lead – Regulatory requesting the allocation of a street name to a road within the new housing development at the former Highdykes Primary School, Braehead, Bonhill.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager, the Committee agreed that Highdykes Hill be approved as the street name for the development.

The meeting closed at 11.58 a.m.

DC19/231 – Proposed residential development comprising of 44 dwellings and 22 flats with associated car parking and landscaping at Muir Road, Dumbarton by Caledonia Housing Association.

GRANT full planning permission subject to the following conditions:-

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the dwellings and associated hard landscaping, to include boundary treatments, facing stone to the retaining walls and storage facilities within the development site shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be completed in accordance with the approved material details and palette.
2. The development hereby approved shall be constructed in accordance with the finished site levels and finished floor levels as shown on approved plan - drawing no. P-18-AG0026_700 Rev N Site Plan as proposed, proposed levels,). Any alterations to these finished site and floor levels shall first be agreed in writing with the Planning Authority.
3. Prior to the first occupation of the flats at Plot 1 and Plot 2 the cycle storage and refuse/recycling stores shall be installed in accordance with the detail shown on drawing nos.P-18-AG0026_715 Rev A – Plot 2 Bin Store Elevations, P-18-AG0026_714 Plot 1 Bin Store Elevations and P- 18-AG0026_713- Rev B – Cycle Stand details. The constructed cycle stores and refuse/recycling stores shall be maintained for the lifetime of the development unless otherwise agreed by the Planning Authority.
4. The soft landscape arrangements approved under drawings L01 and L02 'Landscape Proposals (General Arrangement South & General Arrangement North)' including the associated planting schedule shall be implemented no later than the next available planting season or after occupation of the 30th property. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details for the lifetime of the development unless otherwise agreed by the Planning Authority.
5. The play area and associated equipment hereby approved (drawing no P- 18-AG0026_720 –Rev A Play Equipment as Proposed) shall be installed prior to the occupation of the 30th dwelling. Thereafter the play area shall be retained for the lifetime of the development.

6. No house shall be occupied within the site until the vehicle parking spaces associated with that house unit have been constructed provided within the site in accordance with approved plan - drawing no. P-18-AG0026_700 Rev N Site Plan as proposed, proposed levels). The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
7. Prior to the commencement of development with the site, details of the location and design of an electric charging point(s)/unit(s) to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging point(s)/unit(s) and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained as such thereafter.
8. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.
9. Prior to the commencement of the development hereby approved details of the proposed public art, identified in the Design & Access Statement and the signage detailed on (drawing nos.L01 Landscape Proposals – General Arrangement South) shall be submitted to and approved by the Planning Authority in writing. The approved art and signage shall be installed within a timescale to be agreed by the Planning Authority and thereafter maintained for the lifetime of the development.
10. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
11. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:
 - Mondays to Fridays : 0800 – 1800
 - Saturdays: 0800 – 1300
 - Sundays and public holidays: No Working
12. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust 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.

13. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.
14. No development (other than investigative work) shall take place until such time as a comprehensive site investigation completed by a suitably qualified person has been carried out to the appropriate Phase level and submitted to and approved in writing by the Planning Authority. If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model shall be formalised and these linkages shall be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages will require to be submitted. If the risk assessment identifies any unacceptable risks, a detailed remediation strategy/plan shall be submitted to and approved in writing by the Council's Planning Authority and implemented as approved.
15. If required, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed by the Planning Authority in consultation with Environmental Health. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.
16. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
17. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac,

paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.

18. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of and take into account the following:

- The impact of the piling on surrounding properties.
- Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

This statement as submitted shall be prepared by a suitably qualified person and shall take into account the guidance contained in BS6472:1984 'Evaluation of Human Response to Vibration of Buildings'. The piling works shall thereafter be carried out in accordance with the approved method statement until they are completed on site.

19. Prior to the commencement of development on site maintenance details of the Sustainable Urban Drainage System (SUDS) to be installed shall be submitted for the written approval of the Planning Authority and shall be maintained in accordance with the approved details. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created.