

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 27 June 2018 at 10.05 a.m.

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

Attending: Peter Hissett, Strategic Lead - Regulatory; Pamela Clifford, Planning and Building Standards Manager; Erin Goldie, Team Leader - Development Management; Antony McGuinness, Team Leader - Forward Planning; Bernard Darroch, Lead Planning Officer; James Hall, Planning Officer; Maureen McIntyre, Planning Compliance Officer; and Scott Kelly, Committee Officer.

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

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 30 May 2018 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 23 May 2018, a copy of which forms Appendix 1 hereto, was submitted and noted.

OPEN FORUM

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

VARIATION IN ORDER OF BUSINESS

Having heard Councillor Finn, Chair, the Committee agreed to vary the order of business as hereinafter minuted.

REVIEW OF THE PLANNING ENFORCEMENT CHARTER

A report was submitted by the Strategic Lead - Regulatory seeking approval of the Planning Enforcement Charter.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve the updated Planning Enforcement Charter.

STREET NAME FOR NEW HOUSING DEVELOPMENT SITE AT LAND ADJACENT TO No. 1 DUMBAIN ROAD, ALEXANDRIA

A report was submitted by the Strategic Lead - Regulatory requesting the allocation of a new street name to the housing development site at land adjacent to No. 1 Dumbain Road, Alexandria.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve 'Dumbain Gardens' as the street name.

ADJOURNMENT

Having heard Councillor Finn, Chair, the meeting was adjourned at 10.10 a.m. and reconvened at 10.30 a.m. with all those Members shown on the sederunt in attendance.

PLANNING APPLICATIONS

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

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

Having heard the Team Leader - Development Management and the Lead Planning Officer in further explanation of the report and in answer to a Member's question, the Committee agreed that it was minded to grant full planning permission and to delegate authority to the Planning and Building Standards Manager to issue the decision, subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto, and to the satisfactory conclusion of an outstanding consultation with the Council's Roads Service and a legal agreement or other suitable mechanism to secure payment of a financial contribution.

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

After discussion and having heard the Team Leader - Development Management and Planning and Building Standards Manager in explanation of the report and in answer to Members' questions, Bailie Agnew, seconded by Councillor Finn, moved:-

That the Committee agrees to continue consideration of this item in order to allow officers to determine the current use of a separate building associated with the house at Three Acres.

As an amendment, Councillor O'Neill, seconded by Councillor Casey, moved:-

That the Committee agrees that it is minded to grant full planning permission, and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 of the report and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure payment of a financial contribution towards open space provision or enhancing open space in the local area.

On a vote being taken, 2 Members voted for the amendment and 6 for the motion which was accordingly declared carried.

- (c) **DC18/108 – Erection of single storey rear extension at 9 Hillfoot Avenue, Dumbarton by Mr J. Goldie.**

It was noted that the application related to a proposal which had been submitted by a member of staff within the planning service. Accordingly the Team Leader - Development Management left the meeting during consideration of this item.

Having heard the Planning and Building Standards Manager 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 2 hereto.

Note: The Team Leader - Development Management re-entered the meeting at this point.

**HIGH DALMUIR, CLYDEBANK; KNOXLAND SQUARE, DUMBARTON; AND
LUSSET ROAD/MOUNT PLEASANT DRIVE, OLD KILPATRICK CONSERVATION
AREAS – CHANGES TO CONSERVATION AREA BOUNDARIES**

A report was submitted by the Strategic Lead - Regulatory seeking approval of alterations to the boundaries of the High Dalmuir, Clydebank; Knoxland Square, Dumbarton; and Lusset Road/Mount Pleasant Drive, Old Kilpatrick Conservation Areas.

After discussion and having heard the Planning and Building Standards Manager and the Planning Officer in further explanation of the report and in answer to Members' questions, the Committee agreed to continue consideration of this item in order that officers could consult further on:-

- (1) the possible alteration of the boundary of the High Dalmuir Conservation Area to include Overtoun Road, Maxwell Street and Methven Street, with the Parkhall, North Kilbowie and Central Community Council being among the consultees; and
- (2) the possible alteration of the boundary of the Lusset Road, Old Kilpatrick Conservation Area to include the Old Kilpatrick Bowling Parish Church, Dumbarton Road, Gavinburn Street and Gavinburn Place, and its name being retained as 'Lusset Road, Old Kilpatrick Conservation Area'.

The meeting closed at 11.20 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 23 MAY 2018

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

Attending: Pamela Clifford, Planning & Building Standards Manager and Erin Goldie, Team Leader – Development Management.

SITE VISITS

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

(1) Former Distillery site, Castle Street, Dumbarton

DC17/230 – Retail development (amended design) at Former Distillery site, Castle Street, Dumbarton by Lidl UK.

(2) 13-15 Overton Street, Alexandria

DC18/040 – Change of use from public house to licensed restaurant with external seating area at 13-15 Overton Street, Alexandria by Frank Reilly.

(3) Queens Quay, Clydebank

DC18/057 – New Clydebank health and care centre within the health quarter of the Queens Quay masterplan by NHS Greater Glasgow & Clyde.

APPENDIX 2

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

MINDED TO GRANT subject to the following conditions:-

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.
2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
4. Prior to the commencement of development, details of the design and location of the street furniture and lighting shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.
5. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
6. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of any of the residential properties.
7. A landscaping scheme for the site 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 occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.

8. Prior to the commencement of development, full details of a play area to be provided on site shall be submitted for the written approval of the Planning Authority. The play area will be required to integrate with the surrounding area of protected trees and include natural play equipment and shall thereafter be installed prior to completion of the 20th unit within the development unless otherwise agreed in writing with the Planning Authority and maintained in accordance with the approved details.
9. 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 sources upon nearby residential properties and other 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.
10. Prior to the commencement of development on site an air quality impact assessment in accordance with the Environmental Protection UK guidance document "Land-use Planning and Development Control: Planning for Air Quality 2017" shall be submitted to and approved by the Planning Authority. The findings of the assessment shall be implemented within a timescale agreed by the Planning Authority.
11. During the period of construction, all works (including piling) and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
12. 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 the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. The statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

13. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
14. All plant or machinery being used on site shall be enclosed with sound insulating material in accordance with a scheme which shall be submitted to, and approved in writing by the Planning Authority. The approved sound insulation measures shall thereafter be retained at all times during construction on site.
15. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - (a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site);
 - (b) an assessment of the potential risks (where applicable) to:
 - human health;
 - property (existing and proposed), including buildings, pets, service lines and pipes;
 - ground waters and surface waters; and
 - (c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

16. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
17. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
18. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.
19. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
20. Prior to the commencement of development on site, details of measures to protect the trees on site shall be submitted for the written approval of the Planning Authority. Thereafter the agreed measures shall be implemented and remain in place at all times during construction on site unless otherwise agreed in writing with the Planning Authority.

**DC18/108 – Erection of single storey rear extension at 9 Hillfoot Avenue,
Dumbarton by Mr J. Goldie.**

Permission **GRANTED** subject to the following condition:-

1. The materials to be used on the development hereby approved shall be render and concrete roof tiles to match the materials on the existing house.