

## PLANNING COMMITTEE

At a Meeting of the Planning Committee held by Video Conferencing on Wednesday, 21 April 2021 at 10.00 a.m.

**Present:** Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty and Jim Finn.

**Attending:** Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Peter Hessett, Chief Officer – Regulatory and Regeneration; John Walker, Assistant Engineering Officer, Roads & Transportation; Ross Lee, Lead Planning Officer; Mark Walsh, Environmental Health Service Co-ordinator; Nigel Ettles, Section Head – Litigation (Legal Officer) and Craig Stewart, Committee Officer.

**Apologies:** Apologies for absence were intimated on behalf of Councillors Daniel Lennie, Marie McNair 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 17 March 2021 were submitted and approved as a correct record.

### NOTE OF VISITATION

A Note of Visitation carried out on 16 March 2021, a copy of which forms Appendix 1 hereto, was submitted and noted.

### OPEN FORUM

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

## **PLANNING APPLICATION**

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

**DC20/242 – Planning Permission for change of use from Care Home to Single-use holiday let and formation of landscaped parking area**

**DC20/243 – Listed Building Consent for internal alteration to form en-suites**

**Dalmoak House, Renton Road, Dumbarton by Lords Capital Scotland Ltd.**

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

Councillor Finn, Chair, invited Ms Ashley Williamson-Morton, Ms Jackie Mullen and Ms Karen Griffen, objectors, to address the Committee. All were heard in respect of their representations and in answer to Members' questions.

The Chair then invited Mr Peter Richardson of ZM Architects, agent, to address the Committee and he was heard in support of the application and in answer to Members' questions.

After consideration and having heard the Lead Planning Officer and the Environmental Health Service Co-ordinator in clarification of certain matters and in answer to Members' questions, Bailie Agnew, seconded by Councillor Casey, moved:-

That the Committee grant full planning permission (DC20/242) subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto and that the Committee also grant Listed Building Consent (DC20/243).

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

That the Committee continue the applications to a future meeting of the Committee to enable further information to be obtained in relation to disabled access, possible noise pollution and soundproofing and also the security and privacy concerns of adjoining neighbours.

On a vote being taken, 3 Members voted for the amendment and 3 Members voted for the motion. There being an equality of votes, Councillor Finn, Chair, exercised his casting vote in favour of the motion which was accordingly declared carried.

## **VALEDICTORY – CRAIG STEWART**

Councillor Finn, Chair, informed the Committee that this was the last meeting which Mr Craig Stewart, Committee Officer, would attend as he was moving to a new post within North Ayrshire Council.

On behalf of the Committee, Councillor Finn thanked Mr Stewart for all his hard work, dedication and commitment over 26 years and wished him well in his new role. All of the other Members present thanked Mr Stewart and wished him good luck for the future. In response, Mr Stewart thanked everyone for their kind words and advised that he had enjoyed his time working for West Dunbartonshire Council.

The meeting closed at 11.15 a.m.

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PLANNING COMMITTEE

NOTE OF VISITATION – 16 MARCH 2021

**Present:** Bailie Denis Agnew and Councillors Karen Conaghan, Ian Dickson and Marie McNair.

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

**SITE VISIT**

A site visit was undertaken in connection with the undernoted planning application-

**DC20/232 – Formation of car park and associated landscaping and footpaths at land adjacent to Dalreoch Railway Station, West Bridgend, Dumbarton by West Dunbartonshire Council.**

**DC20/242 – Planning Permission for change of use from Care Home to Single-use holiday let and formation of landscaped parking area**

**DC20/243 – Listed Building Consent for internal alteration to form ensembles**

**Dalmoak House, Renton Road, Dumbarton by Lords Capital Scotland Ltd.**

**GRANT planning permission subject to the following conditions:-**

**DC20/242 (Planning Permission)**

1. The building (Dalmoak House) and application site shall be used as a Class 7 single let holiday use only as specifically detailed in the approved amended Planning Supporting Statement (dated: 14/01/21) and for no other purpose (including any other purpose in Class 7 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997(as amended) or any future order or enactment, unless a separate planning application is submitted to and approved by the Planning Authority.
2. The use as defined by Condition 1 above shall at all times operate and function in strict accordance with the approved 'Operation Management Report – Dalmoak Protocols' (dated 12/02/21). All mitigation measures and protocols as proposed within the 'Operation Management Report – Dalmoak Protocols' (dated 12/02/21) including those set out to mitigate noise disturbance and manage bookings shall be in place and fully operational prior to the single let holiday use becoming operational. Once installed and implemented, all of these protocols and mitigation measures shall remain in operation for the lifetime of the use and there shall be no deviations without the prior written consent of the Planning Authority.
3. Further to Condition 2 above, prior to the commencement of any development on site, details of the location, positioning and design of any external CCTV and directional signage as referenced in the approved 'Operation Management Report – Dalmoak Protocols' (dated 12/02/21), shall be submitted to and approved in writing by the Planning Authority. The CCTV equipment and directional signage shall be installed as approved prior to the single let holiday use becoming operational and no alterations to the location, positioning or design of any of these installations shall be undertaken without the prior written consent of the Planning Authority.
4. Prior to the commencement of any development on site, details of the final design and appearance of the proposed parking court shall be submitted to and approved in writing by the Planning Authority. This shall include complimentary landscaping and planting around the perimeter of the car park area. The approved parking court design and arrangement shall be constructed and formed prior to the single holiday let use becoming operational and once installed it shall remain in place and maintained for the

lifetime of the use unless otherwise agreed in writing by the Planning Authority.

5. Prior to the commencement of any development on site, details of the proposed upgrade works to the single track private access road shall be submitted to and approved in writing by the Planning Authority. These details shall also include a construction management plan which demonstrates how neighbouring residential properties who use the same road can continue to access their properties unhindered for the duration of the upgrade works taking place. The approved details for the single track private access shall be completed prior to the single holiday let use becoming operational and once installed it shall be maintained as such to this standard for the lifetime of the use.

**DC20/243 (Listed Building Consent)**

No conditions required.

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