

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 6 April 2005 at 9.30 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Douglas McAllister, *Linda McColl, *Duncan McDonald, Craig McLaughlin and Connie O'Sullivan.

Attending: Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor; Kevin Neeson, Section Head, Planning and Building Control and Craig Stewart, Administrative Assistant.

Apology: An apology for absence was intimated on behalf of Councillor Dennis Brogan.

*Attended later in meeting.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

5684 The Minutes of Meeting of the Committee held on 2 March 2005 were submitted and approved as a correct record.

NOTE OF VISITATIONS

5685 A Note of Visitations carried out on 1 March 2005, a copy of which forms Appendix 1 hereto, was submitted and noted.

5686 In relation to site visitations that were carried out on 4 April 2005, Provost Macdonald advised that, as he was not present at these visits, he would not be taking part in any decisions made in respect of Planning Applications DC04/279, DC04/470 and DC04/481.

PLANNING APPLICATIONS

5687 Reports were submitted by the Director of Development and Environmental Services in respect of various planning applications as detailed below.

Continued Applications

(a) DC04/226 – Erection of 3 detached dwellinghouses at Third Avenue, Bonhill

5688 The Committee agreed to note that this application had been withdrawn.

(b) DC04/244 – Provision of outdoor recreational facilities with associated equipment and landscaping at Central Park, Renton

5689 After discussion and having heard the Planning Services Manager in answer to Members' questions, it was agreed that the application be continued to the next meeting of the Committee, in order to conclude discussions that were taking place in respect of maintenance arrangements and the associated budgetary implications.

5690 Councillor McLaughlin, having failed to obtain a seconder for a proposed motion, asked that his dissent be recorded.

New Applications

(c) DC04/032 – Erection of 2 dwellinghouses at Roman Court, Duntocher

5691 The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(d) DC04/274 – Change of use from petrol station to car/van hire and forecourt/office at former Petrol Station, Stirling Road, Dumbarton

5692 The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(e) DC04/279 – Erection of Primary Care Resource Centre with GP practices, NHS Trust facilities and retail pharmacy at Vale of Leven Hospital, North Main Street, Alexandria

5693 Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor McAllister, invited Mr. Mackinnon, an objector to the application, to address the Committee and he made his views on the application known. The agent for the applicant, Mr. Halliday, was then invited to address the Committee and spoke in support of the application.

5694 After discussion and having heard the Planning Services Manager in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto, and six additional conditions, namely:-

- (1) That the precise location of the road providing access to and egress from the site be determined by the Director of Development and Environmental Services in consultation with the Director of Housing and Technical Services;
- (2) That measures to improve traffic flow at the junction of the hospital access road, North Main Street and Heather Avenue, including the introduction of MOVA sensors, shall be submitted for approval by the Director of Development and Environmental Services in consultation with the Director of Housing and Technical Services;
- (3) That the hedgerow at the access to the site be maintained, relocated or replaced, as appropriate;
- (4) That the application site be fenced off at the adjacent burn to ensure public safety;
- (5) That appropriate flood prevention measures be put in place, including maintenance of the adjacent culvert, in order to ensure that there was no recurrence of any flooding problems at North Lodge and that the applicant be burdened with this responsibility; and
- (6) That notwithstanding the details shown in the approved plans planning permission be not granted for the use of any part of the site for a retail pharmacy.

NOTE: Councillors McColl and McDonald entered the meeting during discussion of the above item.

(f) DC04/470 – Erection of verandah with access ramps at the Crosslet Centre, 226 Crosslet Road, Dumbarton

5695 Councillor McDonald advised that, as he was not present at the site visitations, he would not be taking part in any decision made in respect of this Application or Application DC04/481.

5696 Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor McAllister, invited Mr. Mills and Ms. Smith, objectors to the application, to address the Committee and they made their views on the application known. The applicant, Ms. Hutchison, was then invited to address the Committee and spoke in support of the application. The agent for the applicant, Mr. Hay, was also heard in clarification of certain matters.

5697 Following discussion, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto, and an additional condition that work on the proposed verandah and access ramps would not commence until such time as secure fencing was in place at this location.

(g) DC04/481 – Installation of air handling units at 232 to 234 Dumbarton Road, Old Kilpatrick

5698 Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor McAllister, invited Mr. Clark, Mr. Lang and Mr. MacDuff, objectors to the application, to address the Committee and they made their views on the application known. Mr. Clark circulated a letter from Hacking and Paterson, Managing Agents for his property, together with a copy of a plan. It was noted that the applicant, Mr. Uppal, had indicated that he did not wish to be heard but had requested that his comments, contained in a letter of representation, be circulated instead. A copy of Mr. Uppal's letter was duly circulated at the meeting.

5699 After discussion and having heard the Section Head, Planning and Building Control in answer to Members' questions, the Committee agreed that the application be refused, contrary to the recommendation of the Director, on the grounds that the development was contrary to the advice given in PAN 56 and, as such, would result in continuous and unacceptable levels of noise which would lead to a significant loss of amenity to adjacent properties.

**INTRODUCTION OF REVISED BUILDING STANDARDS
SYSTEM IN SCOTLAND**

5700 A report was submitted by the Director of Development and Environmental Services providing information on the new proposed Building Standards system being introduced across Scotland on 1 May 2005 and making recommendations thereon.

5701 The Committee agreed:-

- (1) to note the changes outlined in the report; and
- (2) to endorse a change in title of the function from "Building Control" to "Building Standards".

The meeting closed at 11.02 a.m.

PLANNING COMMITTEE**NOTE OF VISITATIONS – 1 MARCH 2005**

Present: Provost Alistair Macdonald and Councillors Linda McColl, Duncan McDonald and Connie O'Sullivan.

(The above lists all Councillors who attended at least one site visit).

Attending: Alasdair Gregor, Planning and Development Manager and Craig Stewart, Administrative Assistant - Legal and Administrative Services.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications as a result of the introduction of revised Committee procedures:-

DC04/418 – Erection of sheltered housing complex comprising 41 dwellings (outline) at Main Street, Renton;

DC04/378 – Two storey extension to dwellinghouse at 5 Cordale Avenue, Renton;
and

DC04/296 – Erection of two detached dwellinghouses at Gentle Row, Duntocher.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 6 APRIL 2005**

DC04/032 – Erection of 2 dwellinghouses at Roman Court, Duntocher

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.
3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
4. The car parking spaces shown on the submitted layout plan shall be constructed, surfaced and delineated on the site in all respects before the buildings hereby permitted are brought into use and shall thereafter be retained at all times to the satisfaction of the Director of Development and Environmental Services.
5. The development shall be landscaped in accordance with the approved scheme as follows:-
 - (a) completion of the scheme during the first planting season following the completion of the building(s), or such other date as may be approved in writing with the Director of Development and Environmental Services, and
 - (b) the maintenance of the landscaped areas for a period of three years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Development and Environmental Services, are dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

6. Prior to development commencing, full details of the measures to be taken to ensure that no silt, chemicals or other contaminants enter the Duntocher Burn during construction operations shall be submitted to and agreed in writing by the Director of Development and Environmental Services.
7. No works to the existing retaining wall (other than back-filling to strengthen the wall), or to the Duntocher Burn, shall be carried out without the prior written permission of the Director of Development and Environmental Services.

DC04/274 – Change of use from petrol station to car/van hire and forecourt/office at former Petrol Station, Stirling Road, Dumbarton

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of any external illumination, shall be submitted for the approval of the Director of Development and Environmental Services prior to the occupation and use of the site.
3. The visitor car parking spaces as indicated (Number 1 to 7) on the approved plans shall be constructed, surfaced and delineated on the site in all respects before the site is brought into use and shall be maintained thereafter for the sole use of visitor parking to the satisfaction of the Director of Development and Environmental Services.
4. The staff car parking spaces as indicated (Number 8 to 10) on the approved plans shall be constructed, surfaced and delineated on the site in all respects before the site is brought into use and shall be maintained thereafter for the sole use of staff parking to the satisfaction of the Director of Development and Environmental Services.
5. For avoidance of doubt no vehicles shall be parked/displayed or any advertisement signs displayed in the areas highlighted in RED on the approved plans at any time to the satisfaction of the Director of Development and Environmental Services.
6. Visibility splays of not less than 4.5 metres x 120 metres shall be provided in both directions at the junction of the existing exit with the existing road prior to the commencement of the development and thereafter maintained free from any obstructions exceeding a height of 1.05 metres above the adjacent road channel levels.

DC04/279 – Erection of Primary Care Resource Centre with GP practices, NHS Trust facilities and retail pharmacy at Vale of Leven Hospital, North Main Street, Alexandria

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Prior to development commencing, a Green Travel Plan identifying the measures to be taken to encourage the use of sustainable modes of travel to and from the site, will be submitted to and agreed in writing by the Director of Development and Environmental Services. The agreed Green Travel Plan shall be fully implemented within a timescale to be agreed with the Director of Development and Environmental Services.
3. With regard to Condition 2 above, the measures to encourage sustainable travel shall include the provision of secure, covered bicycle storage facilities and staff showers at the new medical centre, and the provision of bus stop facilities (including a shelter for waiting passengers) on the new hospital access road at locations convenient for health centre users. Full details of these and the timescales for their provision shall be submitted to and agreed in writing with the Director of Development and Environmental Services prior to development commencing.
4. Prior to development commencing, full details of the alterations to the vehicular access onto North Main Street, including specifications for the signalised junction which take account of projected traffic flow through the junction, shall be submitted and agreed in writing with the Director of Development and Environmental Services.
5. The development shall not be brought into use until such time as the alterations to the vehicular access onto North Main Street referred to in condition 4 have been completed to the satisfaction of the Director of Development and Environmental Services.
6. The exact location of the access point into the development site shall be discussed with, and approved by, the Director of Development and Environmental Services in consultation with the Director of Housing and Technical Services.
7. The hedgerow at the agreed new access point to the development site shall be maintained, relocated or replaced, as appropriate, to the satisfaction of the Director of Development and Environmental Services.
8. Measures to improve traffic flow at the junction of the hospital access road, North Main Street and Heather Avenue, including the introduction of MOVA sensors, shall be submitted for approval by the Director of Development and Environmental Services in consultation with the Director of Housing and Technical Services.

9. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.
10. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
11. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
12. Notwithstanding the details shown on the approved plan, permission is not granted for the pedestrian access onto North Main Street in the position shown. Instead, two separate pedestrian accesses shall be provided in approximately the positions marked in purple on the approved plan. Detailed plans of the revised pedestrian accesses, which shall be sited so as to provide as direct a pedestrian route as possible whilst minimising the impact upon existing trees, shall be submitted to and agreed in writing by the Director of Development and Environmental Services prior to development commencing. These shall be constructed to the satisfaction of the Director of Development and Environmental Services prior to the use commencing.
13. No development shall commence on the site until the trees marked for retention on the approved plans, have been protected by suitable fencing erected around the extremities of the crowns of these trees. Details of this fencing shall be submitted for the consideration and written approval of the Director of Development and Environmental Services prior to commencement of works.
14. During all construction works on site, including the provision of services, any excavation works through root areas of trees which are to be retained shall only be undertaken by hand.
15. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Development and Environmental Services, and

- (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Development and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
16. The landscaping scheme referred to in condition 15 above shall include tree planting in the areas marked in orange on the approved plan.
 17. Prior to development commencing, detailed plans for the disposal of surface water, employing Sustainable Urban Drainage Systems, shall be submitted to and approved in writing by the Director of Development and Environmental Services.
 18. The applicant shall ensure that appropriate arrangements are put in place so that the burn adjacent to the development site is fenced off to ensure public safety.
 19. That appropriate flood prevention measures be put in place, including maintenance of the adjacent culvert, in order to ensure that there was no recurrence of any flooding problems at North Lodge and that the applicant be burdened with this responsibility.
 20. Notwithstanding the details shown in the approved plans planning permission is not granted for the use of any part of the site for a retail pharmacy.

DC04/470 – Erection of verandah with access ramps at the Crosslet Centre, 226 Crosslet Road, Dumbarton

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing colour materials shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.
3. The work on the proposed verandah and access ramps would not commence until such time as secure fencing was in place at this location.