

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 24 February 2016 at 2.00 p.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Jonathan McColl, Patrick McGlinchey, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader – Development Management; Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Network Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey and Jim Finn.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

Councillor O'Neill declared a non-financial interest in the items 'DC15/216 - Siting of portacabins for use as temporary office (retrospective) at Muirhouses Cottage, off Cochno Road, Hardgate by DS Construction (Scotland) Ltd' and 'DC16/013 - Erection of an agricultural building and outbuilding including associated works to form an area of hardstanding and landscaping (retrospective) at Muirhouses Cottage, off Cochno Road, Hardgate by Mr Donald Reddie', and advised that he would leave the meeting and take no part in any decision in regard to these matters.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 27 January 2016 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 20 January 2016, a copy of which forms Appendix 1 hereto, was submitted and noted.

CHAIR'S REMARKS

Having heard the Chair, Councillor O'Neill, in relation to the aforementioned declarations of interest, it was agreed that Provost McAllister would Chair the meeting for the undernoted items of business. Thereafter Councillor O'Neill left the meeting and Provost McAllister assumed the Chair for those items of business only.

PLANNING APPLICATIONS

Reports were submitted by the Head of Regeneration and Economic Development in respect of the following planning applications.

New Applications:-

- (a) **DC15/216 - Siting of portacabins for use as temporary office (retrospective) at Muirhouses Cottage, off Cochno Road, Hardgate by DS Construction (Scotland) Ltd.**

The Planning and Building Standards Manager was heard in further explanation of the report. The Planning and Building Standards Manager also advised that 8 late representations in support of the application had been received and made their terms of representation known.

The Chair invited Mr Jason Matthiopolous, local resident to address the Committee. Mr Matthiopolous made his views on the application known.

Ms Isla McTaggart, local resident, was then invited by the Chair to address the Committee. Ms McTaggart was heard in support of the application.

The Chair then invited Mr Albert Muckley, Planning Consultant for the Applicant to address the Committee. Mr Muckley was heard in support of the application and in answer to the Planning and Building Standards Manager's questions.

Mr Donald Reddie, the Applicant was then invited by the Chair to address the Committee. Mr Reddie was heard in support of the application and in answer to Members' questions.

The Chair then invited Ms Arlene Murdoch, Development Manager to address the Committee. Ms Murdoch was heard in support of the application.

After discussion and having heard the Planning and Building Standards Manager in answer to Members' questions, the Committee agreed to grant temporary consent of the application until October 2017, subject to conditions.

(b) DC16/013 - Erection of an agricultural building and outbuilding including associated works to form an area of hardstanding and landscaping (retrospective) at Muirhouses Cottage, off Cochno Road, Hardgate by Mr Donald Reddie.

The Planning and Building Standards Manager and the Team Leader – Development Management were heard in further explanation of the report.

The Chair invited Mr Jason Matthiopolous, local resident to address the Committee. Mr Matthiopolous made his views on the application known.

The Chair then invited Mr Albert Muckley, Planning Consultant for the Applicant to address the Committee. Mr Muckley was heard in support of the application.

The Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, details of which are contained in Appendix 2 hereto.

Note: Councillor O'Neill re-entered the meeting and resumed the Chair at this point. Councillors McColl and McGlinchey left the meeting at this point in the meeting.

(c) DC15/263 - Change of use from vacant shop to hot food takeaway at 196 Dumbarton Road, Old Kilpatrick by Omar Singh Uppal.

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

The Chair invited Mrs Linda Aitkinson, local resident to address the Committee. Mrs Aitkinson made her views on the application known.

The Chair then invited Mr Alan Warner, representing Mrs Warner a local resident to address the Committee and he made the views of Mrs Warner known.

Mr Sondh, Architect for the Applicant was then invited by the Chair to address the Committee. Mr Sondh was heard in support of the application and in answer to Members' questions.

After discussion and having heard the Team Leader – Development Management and the Network Services Co-ordinator in answer to Members' questions, the Committee agreed to refuse planning permission for the reasons set out in Section 9 of the report, details of which are contained in Appendix 3 hereto.

Note: The Head of Regeneration and Economic Development left at this point in the meeting.

CLYDEPLAN – PROPOSED GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN

A report was submitted by the Head of Regeneration and Economic Development advising of the content of the Glasgow and the Clyde Valley Strategic Development Plan (Proposed Plan) and seeking endorsement of the Plan.

Mrs Dorothy McDonald, Assistant Manager of Glasgow and the Clyde Valley Strategic Development Planning Authority was invited by the Chair, Councillor O'Neill to address the Committee.

Mrs McDonald gave a presentation on the proposed Glasgow and the Clyde Valley Strategic Development Plan which will replace the current Strategic Development Plan which was approved in May 2012.

The Committee agreed to endorse the Glasgow and the Clyde Valley Strategic Development Plan (Proposed Plan).

Note: Councillors Agnew and Rainey left the meeting during discussion on the above item of business.

The meeting closed at 4.00 p.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 20 JANUARY 2016

Present: Councillors Jim Finn and Tommy Rainey

Attending: Lorna Ramsey, Planning Officer

Apologies: Councillors Patrick McGlinchey and Lawrence O'Neill

SITE VISITS

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

(a) Strathleven Place, Dumbarton

DC15/245 – Extension to existing car park at Strathleven Place, Dumbarton by West Dunbartonshire Council.

(b) Land adjacent to St James Retail Park

DC15/213 – Non-food retail development of 70,000 sq ft (variation of condition 1 of permission DC12/131 to extend duration of permission) at land adjacent to St James Retail Park by Legal & General UK Property Fund.

APPENDIX 2

DC16/013 - Erection of an agricultural building and outbuilding including associated works to form an area of hardstanding and landscaping (retrospective) at Muirhouses Cottage, off Cochno Road, Hardgate by Mr Donald Reddie.

Permission was GRANTED subject to the following conditions:-

1. The buildings and hardstanding area hereby approved shall be used purely for purposes incidental to the operation of the smallholding or the enjoyment of the dwellinghouse at the site and not for any other commercial purpose.
2. The hardstanding area shall not be used for the siting of storage containers, skips or similar items.

**DC15/263 - Change of use from vacant shop to hot food takeaway at 196
Dumbarton Road, Old Kilpatrick by Omar Singh Uppal.**

Permission was REFUSED due to the following reasons:-

1. The proposed use would introduce significant potential for noise and disturbance to neighbouring residents, to the detriment of the residential amenity of the area, and would therefore be contrary to Policies H5 and GD1 of the adopted West Dunbartonshire Local Plan 2010 and Policy BC4 of the emerging West Dunbartonshire Local Development Plan.
2. The proposed use would give rise to increased parking demand within an area where additional on-street parking would be to the detriment of the safety and convenience of other road users, whilst the proposed provision of off-street parking spaces would also be unacceptable due to their substandard layout and impact upon the existing road infrastructure. Accordingly, the proposal would be contrary to Policy GD1 of the adopted West Dunbartonshire Local Plan 2010 and Policy SD1 of the emerging West Dunbartonshire Local Development Plan.