

REGULATORY COMMITTEE (PLANNING)

At a meeting of the Regulatory Committee (Planning) held in the Council Chambers, Council Offices, Rosebery Place, Clydebank on Wednesday, 7 February 2001 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Geoffrey Calvert, Mary Campbell, John Syme and Ronald McColl.

Attending: Dan Henderson, Director of Economic, Planning and Environmental Services; Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager and Craig Stewart, Administrative Assistant.

Councillor Geoffrey Calvert in the Chair

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Regulatory Committee (Planning), held on 10 January 2001, were submitted and approved as a correct record.

In relation to a point raised by Councillor McColl concerning the travelator at Clydebank Shopping Centre, it was noted that there had been no change with regard to this matter.

RADIO TELECOMMUNICATIONS

A report was submitted by the Director of Economic, Planning and Environmental Services informing of Consultation Documents which had been issued by the Scottish Executive on Radio Telecommunications and recommending a response on the main issues involved.

Following discussion, the Committee agreed that the Director of Economic, Planning and Environmental Services be authorised to submit a response to the Scottish Executive based on the Main Issues section of the report.

In relation to the planning application process, it was also agreed as a matter of policy to require operators to show why they cannot share masts where such opportunities exist.

PLANNING APPLICATIONS

Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

After consideration, the applications were determined as undernoted:-

(a) PE00/165 – Proposed Residential Development (29 Units) at Melfort Avenue, Clydebank

Members indicated that they were minded to grant planning permission subject to the conditions detailed in the Director's report, details of which are contained in the Appendix hereto, and subject also to no adverse comments being received from the Director of Commercial and Technical Services. It was agreed that the consent should not be issued until a Minute of Agreement had been entered into between the Council and the applicant to ensure the works to improve the sports facilities are carried out within a suitable timescale.

(b) WP00/224 – Erection of Residential Development of 4 Terraced Houses and 4 Flats at Former Haldane Clinic, Miller Road, Haldane, Balloch

The Committee agreed to grant planning permission subject to the conditions detailed in the Director's report, details of which are contained in the Appendix hereto. In view of the proximity of Haldane Primary School to the site, it was also agreed that arrangements be made to contact the School Board in order that any concerns relating to construction traffic, etc. could be satisfactorily addressed.

(c) WP00/226 – Change of Use of Vacant Ground to Form Additional Car Parking Spaces at Dumbuck Garage, Stirling Road, Milton

Following discussion and having heard the Director and Planning and Development Manager in elaboration, the Committee agreed to grant planning permission subject to the conditions detailed in the Director's report, details of which are contained in the Appendix hereto.

(d) WP00/240 – Erection of Conservatory at 27 Laudervale Gardens, Balloch

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

(e) WP00/243 – Upgrading of Access at Castle Street, Dumbarton

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

(f) WP00/248 – Change of Use of Land to Garden Ground at 117 Strathleven Drive, Bonhill

Having heard the Convener, Councillor Calvert, it was agreed that the application be continued to the next meeting of the Committee in order to enable a hearing and site visit to take place.

(g) WP00/255 – Change of Use of Offices to Flats at 21 Station Road, Dumbarton

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

**MUIRHOUSES FARM, DUNTOCHER: AWARD OF EXPENSES –
DOLPHIN TELECOMMUNICATIONS**

A report was submitted by the Director of Economic, Planning and Environmental Services advising of a recent award of expenses granted to the Council in respect of an appeal against an enforcement notice which required the removal of a 22 metre telecommunications mast, that had been erected by Spectra Telecom UK, in a field adjacent to Muirhouses Farm, Duntocher.

The Committee agreed that the contents of the report be noted.

**WAULKMILL COTTAGE, DUMBARTON ROAD, DUNTOCHER –
PLANNING APPEAL**

A report was submitted by the Director of Economic, Planning and Environmental Services advising of an appeal which had been made to the Scottish Executive in respect of the refusal of outline planning consent by the Council for the erection of a dwellinghouse at Waulkmill Cottage, Dumbarton Road, Duntocher.

The Committee noted that the appeal would be dealt with by way of written representations and a site inspection.

SITE VISIT

It was agreed that the date and time for the site visit in respect of Planning Application WP00/248 would be Tuesday, 6 March 2001 at 1.00 p.m.

The meeting closed at 10.27 a.m.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
REGULATORY COMMITTEE (PLANNING) ON 7 FEBRUARY 2001**

**PE00/165 Proposed Residential Development (29 Units) at Melfort Avenue,
Clydebank for Turnberry Homes Ltd. per T. Lawrie and Partners**

Members indicated that they were minded to GRANT planning permission subject to the following conditions and subject also to no adverse comments being received from the Director of Commercial and Technical Services. It was agreed that the consent should not be issued until a Minute of Agreement had been entered into between the Council and the applicant to ensure the works to improve the sports facilities are carried out within a suitable timescale.

1. That the development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.
2. Prior to works commencing on site, full details, including phasing, of a surface water drainage scheme shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
3. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Economic, Planning 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 to 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 Economic, Planning 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 Economic, Planning 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.
4. Prior to the commencement of any works on the site, a scheme for the management and maintenance of open spaces within the development shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.

5. 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 Economic, Planning and Environmental Services and the works shall be implemented within a timescale to be agreed with the Director of Economic, Planning & Environmental Services.
6. 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 Economic, Planning and Environmental Services.
7. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services prior to any work commencing on the site.
8. Garages shall be used solely for purposes incidental to the use of the dwellinghouses on the site and no commercial activity shall be carried out in, or from any garage.
9. That the internal roads, footpaths and parking areas shall be constructed to the specification of West Dunbartonshire Council as Roads Authority and to the satisfaction of the Director of Economic, Planning & Environmental Services and these works shall proceed in conjunction with the residential development to the satisfaction of the said authorities.
10. The applicant/operator shall provide and maintain on the site suitable means for washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
11. All of the car parking areas on the approved plan shall be laid out and constructed to the satisfaction of the Director of Economic, Planning & Environmental Services and thereafter shall be maintained to the satisfaction of the said authority.
12. A Method Statement for the prevention of dust in dry weather and the prevention of noise nuisance shall be submitted for the written approval of the Director of Economic, Planning and Environmental Services prior to the commencement of work on site.
13. Site working hours shall be restricted to 8am to 6pm Monday to Saturday only with no site preparation or construction on Sundays.
14. The applicant will provide a method statement for the engineering proposed for the site. This method statement will be approved by the Director of Economic, Planning & Environmental Services prior to any works commencing on site.

15. No development shall commence on the site until the trees 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 from the Director of Economic, Planning and Environmental Services prior to commencement of works. During all construction works on site, including the provision of services, any excavation works through roots shall only be undertaken by hand.
16. Any trees which require to be removed to accommodate the development must be agreed in writing with the planning authority. This approval will be subject to suitable replacement planting.
17. Before any works commence on site further details of any investigative or remedial works required due to possible contamination on the site must be submitted for the approval of the Director of Economic, Planning & Environmental Services. These should include details of:
 - (a) any excavation or infilling works required; and
 - (b) future monitoring of contaminants on site.

The site can only be developed once the Director of Economic, Planning & Environmental Services has agreed that the results of the monitoring are acceptable. In addition, details of the measures proposed to ensure that any contamination is properly contained shall be submitted to the Director of Economic, Planning & Environmental Services for approval before development commences.

WP00/224 Erection of Residential Development of 4 Terraced Houses and 4 Flats at Former Haldane Clinic, Miller Road, Haldane, Balloch for D. Campbell & Co. Ltd. per Sinclair MacPhail Architects

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 Economic, Planning 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 Economic, Planning and Environmental Services and the agreed wall or fences shall be erected prior to the occupation of the dwellings.

4. 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 Economic, Planning and Environmental Services.
5. Access to the development hereby approved should be via a footway crossing designed and constructed to West Dunbartonshire Council specification for Minor Commercial Access to the satisfaction of the Director of Economic, Planning and Environmental Services.
6. For the avoidance of doubt sightline splays of 2.5 x 60 x 1.05 metres shall be provided in both directions onto Miller Road and thereafter maintained at all times to the satisfaction of the Director of Economic, Planning and Environmental Services.
7. Prior to the commencement of the development hereby approved details of the machinery and plant likely to be employed together with the measures to reduce/minimise noise, vibration and dust during construction works shall be submitted for the further written approval of the Director of Economic, Planning and Environmental Services.
8. For the avoidance of doubt site preparation and construction works shall be restricted to Mondays to Saturdays 8am to 6pm with no preparation or construction works undertaken on Sundays, all to the satisfaction of the Director of Economic, Planning and Environmental Services. No works shall be carried out outside these days or times without his prior written approval.
9. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Economic, Planning 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 to 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 Economic, Planning 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 Economic, Planning 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.
10. 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 Economic, Planning and Environmental Services prior to commencement of works.

11. The existing trees on site highlighted in green on the docquetted drawings shall not be lopped, topped, felled, lifted, removed or disturbed in any way without the prior written consent of the Director of Economic, Planning and Environmental Services.

WP00/226 Change of Use of Vacant Ground to Form Additional Car Parking Spaces at Dumbuck Garage, Stirling Road, Milton for Lindsays Vauxhall per Hay Lough Davis

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. For the avoidance of doubt the surface finish marked on the plans is not approved. Prior to the commencement of works, full details of the hardsurfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
3. The gradient of the access route within the site should not exceed 8%, all to the satisfaction of the Director of Economic, Planning and Environmental Services.
4. The area hatched green on the docquetted plans shall be re-instated to its former condition before the clearance and levelling works were carried out. Full details of these re-instatement works shall be submitted within one month of this consent for the further approval of the Director of Economic, Planning and Environmental Services and the works agreed shall be carried out prior to the remainder of the site being brought into use for car parking.

WP00/240 Erection of Conservatory at 27 Laudervale Gardens, Balloch for Mr & Mrs McAnaw per C.R. Smith Conservatories

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 Economic, Planning and Environmental Services prior to any work commencing on the site.
3. A new boundary fence must be erected prior to the commencement of works on the conservatory and the fence must remain in place for all time and must be maintained to the satisfaction of the Planning Authority.

4. Prior to commencement of works, full details of the design and location of the new boundary fence shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.

WP00/243 Upgrading of Access at Castle Street, Dumbarton for Allied Distillers per Fuller Peiser

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. The proposed connection of the upgraded access road to Castle Street hereby approved shall be designed and constructed to West Dunbartonshire Council's specification to the satisfaction of the Director of Economic, Planning and Environmental Services.
3. Prior to the commencement of the development hereby approved a method statement for the demolition of the single storey building highlighted in green on the docquetted drawings shall be submitted for the prior written approval of the Director of Economic, Planning and Environmental Services and for the avoidance of doubt the demolition shall not commence until this approval is given.
4. 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 Economic, Planning and Environmental Services.
5. Prior to the commencement of the development hereby approved full details of the design of the fences and access gates including details of their finish/colour shall be submitted for the further written approval of the Director of Economic, Planning and Environmental Services.

WP00/255 Change of Use of Offices to Flats at 21 Station Road, Dumbarton for Croziers Solicitors per Richmond Architects

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 commencement of works, full details of the bin storage areas shall be submitted for the consideration and approval of the Director of Economic, Planning and Environmental Services.

3. Prior to the commencement of works, full details of the proposed security door arrangement shall be submitted for the consideration and approval of the Director of Economic, Planning and Environmental Services, with the agreed scheme to be implemented before the residential use commences.