

# Agenda



## Elected Members' Pre-Application Meeting

**Date:** Tuesday, 14 November 2017

---

**Time:** 10:00

---

**Venue:** Council Chambers,  
Clydebank Town Hall, Dumbarton Road, Clydebank

---

**Contact:** Craig Stewart  
Tel: 01389 737251 [craig.stewart@west-dunbarton.gov.uk](mailto:craig.stewart@west-dunbarton.gov.uk)

Dear Member

Please attend the **Elected Members' Pre-Application Meeting – New Community Green Space at the former St Eunan's Primary School, Clydebank and Road Realignment and Public Realm Works at A814 Corridor, Clydebank (Connecting Clydebank)** as detailed above. The business is shown on the attached agenda.

Yours faithfully

**JOYCE WHITE**

Chief Executive

Distribution:-

Provost William Hendrie  
Councillor Denis Agnew  
Councillor Jim Bollan  
Councillor Jim Brown  
Councillor Gail Casey  
Councillor Karen Conaghan  
Councillor Ian Dickson  
Councillor Diane Docherty  
Councillor Jim Finn  
Councillor Daniel Lennie  
Councillor Caroline McAllister  
Councillor Douglas McAllister  
Councillor David McBride  
Councillor Jonathan McColl  
Councillor Iain McLaren  
Councillor Marie McNair  
Councillor John Millar  
Councillor John Mooney  
Councillor Lawrence O'Neill  
Councillor Sally Page  
Councillor Martin Rooney  
Councillor Brian Walker

Strategic Lead - Regulatory

Date issued: 6 November 2017

# ELECTED MEMBERS' PRE-APPLICATION MEETING

TUESDAY, 14 NOVEMBER 2017

## AGENDA

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

**3. NEW COMMUNITY GREEN SPACE AT THE FORMER ST EUNAN'S PRIMARY SCHOOL, CLYDEBANK**

**5 – 12**

Submit a briefing note by the Planning & Building Standards Manager:-

- (a) advising of the forthcoming major planning application for a proposal; and
- (b) giving Members an opportunity to highlight any additional issues which they consider the application ought to address.

**4. ROAD REALIGNMENT AND PUBLIC REALM WORKS AT A814 CORRIDOR, CLYDEBANK (CONNECTING CLYDEBANK) 13 - 19**

Submit a briefing note by the Planning & Building Standards Manager:-

- (a) advising of the forthcoming major planning application for a proposal; and
  - (b) giving Members an opportunity to highlight any additional issues which they consider the application ought to address.
-





## **New Community Green Space at the former St Eunan's Primary School, Clydebank**

### **Elected Members' Pre-Application Meeting: 14<sup>th</sup> November 2017**

---

#### **1. Purpose**

The purpose of this briefing note is to advise Members of a forthcoming planning application, and to give Members an opportunity to highlight any additional issues which they consider the application ought to address. The merits of the proposal are not being considered, and no decision will be made at this stage. The procedures and protocol for Elected Member involvement at the pre-application stage were agreed by the Planning Committee on 27 August 2014, and a copy of the procedures and protocol are attached as appendices.

#### **2. Background**

St Eunan's primary school was demolished several years ago and identified for land disposal for possible residential development by the Council. However, the results of site investigations carried out between 2014-2015 found that due to widespread contamination across the site it was unsuitable for residential development and has no commercial development value. It was agreed by the IRED Committee in March 2016 that consultation should be held with the surrounding community to help the Council identify the best long term use for the site whilst addressing current contamination issues.

Through consultation with the local community in June and October 2016 it was identified that they would like to see a variety of open space uses on the site suitable for people of all ages and abilities. A Pre-Application Notice, Ref.PAN17/001, was submitted in January 2017. Funding has been secured for the proposal through a commitment by the Council and Scottish Natural Heritage through the Green Infrastructure Fund.

#### **3. Site**

The site is rectangular in shape and extends to 2ha. It is bounded by Melfort Avenue to the north and Montrose Street to the south. It is surrounded by residential properties on three sides and Kilbowie Cemetery shares the south-east boundary of the site. The site slopes down from north to south and there is an existing access point off Montrose Street. The site has been cleared of buildings.

#### **4. Development Details**

Plans have been prepared to form a new community green space on the site. The proposal consists of a number of general elements:

- formation of paths across the site with 4 access points at Melfort Avenue, one access point at Cambridge Avenue and one off Montrose Street;
- an informal play area in the upper half of the site using artificial mounds and natural play equipment such as logs and stones;
- raised bed allotments and a children's garden at the west corner of the site. Six parking bays for the users of the allotments are proposed, to be accessed via Melfort Avenue;
- biodiversity planting across the site with a focus on a wildflower meadow in the lower half of the site, tree planting along the east and south-east boundary, and sensory planting at the north part of the site;
- a heritage viewpoint at the high point in the site (north-east corner) consisting of decking or a similar surface with interpretation boards and benches;
- outdoor exercise equipment for adults;
- A Forest School area which will enable local primary schools to deliver outdoor education;
- Benches located throughout the park; and
- Lighting in key locations and along the main pathways.

#### **5. Planning Policies**

In the adopted West Dunbartonshire Local Plan 2010 the site is identified in Schedule GD2(6) as a redevelopment opportunity site suitable for residential/community/open space uses. Policy GD2 encourages the redevelopment of vacant and derelict land for appropriate uses including ecological and greenspace uses. Proposals must be compatible with surrounding land uses.

The site is identified as a housing opportunity site in the West Dunbartonshire Local Development Plan (LDP) Proposed Plan where Policy BC2 supports housing on the sites subject to principles of good design for residential developments. Policy GN2 requires development to follow the Integrating Green Infrastructure approach to design by incorporating SUDS, open space, paths and habitat enhancements.

Other policies of both plans emphasise the importance of good quality design and the need to provide high quality spaces.

#### **6. Main Issues**

It is considered that the main issues requiring to be addressed as part of any planning application will include the following:

**Principal of the Use** - the site is identified as a housing opportunity site in the adopted and proposed local plans and the principle of an alternative use requires to be assessed.

**Relationship with Residential Areas** – the site is within a residential area and consideration needs to be given to the relationship with the surrounding residential areas including control of noise and disturbance during the construction phase, boundary treatments to protect privacy and overlooking, and noise generated from the site. . The integration and linkages/access points require to be assessed.

**Vehicular Access to Site** - the proposal currently includes the provision of six parking spaces within the site and a vehicular access off Melfort Avenue. The proposal has potential to increase the numbers of people accessing the site, and although not on the scale of the previous school use, consideration will be required as to the level of parking provision and any potential impact on the adjacent streets.

**Contamination** – site investigations have indicated that there is asbestos contamination on the site which has been of concern to local residents. The application will include a remediation strategy for dealing with the contamination and will require to be agreed with Environmental Health.

**Placemaking** – the proposed layout, landscaping and mix of uses requires to be carefully considered in terms of the Council’s supplementary guidance on provision of green networks “Our Green Network” and the principles of “Secured by Design” to help design out anti-social behaviour.

## **7. Next Steps**

All Elected Members are invited to attend a presentation on the proposals by officers of the Council’s Economic Development Team and to participate in a subsequent discussion.

Following this pre-application meeting, the applicant intends to finalise their planning application for submission by the end of December and address any comments received during this meeting. On receipt of any such application it would be advertised in the press, weekly list and the Council website to allow the public to view the plans and make representations. The application would then be presented to Planning Committee for consideration and determination in due course.

**Pamela Clifford**

Planning & Building Standards Manager

Date: 6<sup>th</sup> November 2017

---

**Appendices:**

“Protocol 3 – Elected Member involvement in Pre-Application Discussions”

“Planning Procedures for Councillor Involvement in the Pre-application Stage”

**Background Papers:**

Report to IRED Committee on 14 December 2016

**Wards affected:**

Ward 5 (Clydebank Central)



# PROTOCOL 3 - ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION DISCUSSIONS

## Background

West Dunbartonshire Council is committed to engaging with developers at the pre-application stage. This Council has agreed procedures for elected member involvement in the pre-application stages of major development proposals. Recently, the Scottish Government has issued guidance on the role of Councillors in pre-application discussions. Councillors are encouraged to engage at the pre-application stage and to add value to the process while continuing to act within the terms of the Councillors Code of Conduct.

## Purpose

To engage Councillors at the pre-application stage on major and complex developments that are key to the Council's strategic priorities and objectives. Appropriate local development may also benefit from this process.

## Role

To allow early engagement with elected members to identify key and significant local issues at an early stage of the planning process rather than only emerging in the course of a planning application.

## Function

To achieve high quality development as efficiently and effectively as possible by engaging elected members at an early stage.

- To better inform Councillors of development that would be subsequently presented to Planning Committee;
- To give a degree of certainty and confidence to developers by identifying key and local issues earlier;
- To reduce abortive costs by failed applications or redesign work;
- To assist officers to negotiate on key issues;
- To foster greater efficiency in the processing of the subsequent application.

### **What you can expect of us:**

- Offered for all major or complex development or other local development which we would consider would benefit from early input from elected members;
- Consistent and transparent procedure for involving all elected members;
- Ensuring that pre-application meeting is arranged for the earliest date at the end of a Planning Committee meeting;
- Briefing note prepared by officers of the main issues and development policies and circulated before the meeting;
- Invitation to all Planning Committee members and ward members to the presentation;
- Opportunity to hear from the elected members directly;
- Clearly identified on the agenda of Planning Committee as different from other items;
- Elected members being open-minded to all material considerations and are prepared to change their views if persuaded they should;
- Meeting will be minuted and will be available publicly;
- Advised of all the relevant procedures. With procedures regularly reviewed to ensure openness and accountability.

### **What we expect of you:**

- Openness and transparency regarding your development proposal;
- Commitment to provide as much information at this early stage;
- Opportunity to make a short presentation of draft proposals;
- Commitment to give weight and consideration to issues raised by elected members.

## **Contact**

If you require more information about this service please contact:

Pamela Clifford  
Planning and Building Standards Manager  
Aurora House  
3 Aurora Avenue  
Queens Quay  
Clydebank  
G81 1BF

Tel no: 0141 951 7938

Email: [pamela.clifford@west-dunbarton.gov.uk](mailto:pamela.clifford@west-dunbarton.gov.uk)

## West Dunbartonshire Council

### Planning Procedures for Councillor Involvement in the Pre-application Stage

1. A pre-application meeting will take place either at the conclusion of the Planning Committee or a Special Meeting will be set up.
2. A briefing note will be produced by planning officers. This will detail the main issues of the proposal together with the relevant development plan policies. No recommendation will be provided.
3. The developer will be offered the opportunity to make a short presentation. This allows members to hear directly from the developer and discuss issues with guidance from officers.
4. The briefing note will be circulated at least 3 working days before the relevant meeting.
5. Members will be advised by the Planning and Building Standards Manager or their representative of the purpose of the meeting and that no decision is sought and no matters should be determined.
6. The meeting will be chaired by the Planning and Building Standards Manager or their representative.
7. The meeting will be open to the public. However members of the public will not be able to make representations or participate. They will be advised that after an application has been submitted they will be entitled to make representations.
8. All Councillors will be invited to attend and they will be able to participate in the meeting.
9. Councillors should have regard to the Councillors Code of Conduct that they can provide a provisional view however any opinions or views expressed must be mindful of the overarching requirements of fairness and impartiality and of keeping an open mind.
10. Councillor should have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.
11. The minutes of the meeting will be recorded and will be available publicly.





## **Road Realignment and Public Realm Works at A814 Corridor, Clydebank (Connecting Clydebank)**

### **Elected Members' Pre-Application Meeting: 14<sup>th</sup> November 2017**

---

#### **1. Purpose**

The purpose of this briefing note is to advise Members of a forthcoming planning application, and to give Members an opportunity to highlight any additional issues which they consider the application ought to address. The merits of the proposal are not being considered, and no decision will be made at this stage. The procedures and protocol for Elected Member involvement at the pre-application stage were agreed by the Planning Committee on 27 August 2014, and a copy of the procedures and protocol are attached as appendices.

#### **2. Background**

At present the focus of the Clydebank town centre is the Clyde Shopping Centre, however this focus is shifting southwards to Dumbarton Road/Glasgow Road (A814) with the residential-led mixed-use redevelopment of Queens Quay, the former John Brown's shipyard. The redevelopment of Queens Quay will allow the town to reconnect with its waterfront and a design framework has been granted planning consent, which sets out the proposed redevelopment of the site.

With the redevelopment of Queens Quay, the opportunity exists to refocus Clydebank's relationship with the Clyde and open up the connections to it. The A814 Dumbarton / Glasgow Road will become the main link and interface between the existing town centre and its public transport links and the mix of new uses within Queens Quay. Improving the north-south connection across the A814 Glasgow Rd is vital.

The Connecting Clydebank project is a direct action from the Clydebank Town Centre Charrette Action Plan developed in 2015. Creating an improved connection and public realm across the A814 Glasgow Road was the highest priority emerging from the charrette. It was noted that at present the route has a sense of being car dominated with a wide four lane carriage way and a narrow raised central area. It needs to be transformed to become more pedestrian friendly, to encourage walking and cycling, to reduce the width of crossing points and to improve the general public realm and street space

#### **3. Site**

The project area covers the footway and road surfaces along a 500m stretch of the A814 Glasgow Road/ Dumbarton Road from the west of Miller Street at Clydebank Library to just before the Argyll Road/Cart Street junction. This stretch

of road has a mix of tenements with ground floor commercial units and public open spaces. Within the site are a cluster of listed buildings fronting Dumbarton Road including the Clydebank Library and the Clydebank Town Hall: the site also extends down into Hall Street to the former Fire Station Tenement (all B-listed buildings). The site incorporates part of the road offshoots at Miller Street, Kilbowie Road and Hume Street to the north of the A814.

#### **4. Development Details**

Plans have prepared to consider how the A814 (Dumbarton/ Glasgow Road) between Argyll Road to the east and Clydebank Library to the west could be physically improved to encourage people to walk and cycle between the town centre, the Library and Town Hall and the proposed new homes and facilities at Queens Quay. The main elements of the proposed improvements include:

- reduced road widths whilst still retaining two lanes in either direction;
- controlled crossing points linking to existing transport hubs and routes to important destinations;
- the introduction of a 20 mile per hour speed limit;
- traffic calming ramps and raised tables at key junctions;
- removal of kerbs and barriers along part of the central reservation and replacement with a setted central strip at the same level as the road surface;
- creation of wider sections of footway at key locations such as Clydebank Library, Town Hall and Titan Boulevard – the main route into Queens Quay;
- improvements to the setting of important listed and civic buildings;
- the re-location slightly further east of the bus stop that is currently outside the Town Hall;
- footway space that can be used by pedestrians and cyclists along the northern and southern sides of the carriageway which will link to the National Cycle Network - NCN7;
- landscaping and tree planting to enhance the overall setting of the space;
- better quality and durable materials including natural stone;
- seating and resting points; and
- feature lighting within the central reservation and other key locations.

The overall cost of the project has been estimated at £4.3m. Funding through the capital Regeneration Fund for £2.3m will put forward for approval to the IRED Committee on 22 November 2017. The Council was successful in securing £2m in principle from the Sustrans Community Links funding. Following the award of funding the design development period has taken considerable time to ensure Sustrans are satisfied with the design and that extensive consultation with the community has taken place. It is anticipated that a planning application will be submitted before December 2017, with phased works commencing by summer 2018.

## **5. Planning Policies**

Due to the linear nature of the site it is not identified under one single land use policy. In the adopted West Dunbartonshire Local Plan 2010 the road and footpath forms part of the Clydebank town centre which extends northwards to cover the shopping centre area. Policy RET1 protects key town centre uses. The site is within the Core Economic Development Area (CEDA) and Strategic Business Centre where Policy LE6 promotes economic developments uses such as industrial, office, service, education , tourism and culture-orientated uses. The majority of the site bounds the housing development opportunities site at Queens Quay which is identified for private and social housing under Policies H1 and H3.

The West Dunbartonshire Local Development Plan (LDP) Proposed Plan identifies the road and footpath as within a “Changing Place” site, Clydebank town centre, which extends northwards to cover the shopping centre area. Policy SC1 and SC3 seek to protect the town centre’s role and function. This part of the A814 is identified as a transport network improvement under Policy SD1 which promotes the development of transport schemes identified in the Local Transport Strategy and development should avoid adversely affecting the road network.

The site is adjacent to the Queens Quay “Changing Place” site where the strategy is a predominantly residential development site, with support for other uses including business and industry, public services, leisure, cafes, hotels, education, retail and green network enhancements.

Other policies of both plans emphasise the importance of good quality design and the need to protect and enhance built and natural heritage assets.

## **6. Main Issues**

It is considered that the main issues requiring to be addressed as part of any planning application will include the following:

**Site Context** - consideration needs to be given to the relationship and timescale of delivery for other related projects within Queens Quay such as the pipework for the District Heating System, accesses into the site for the proposed Health Centre and Care Home via Titan Boulevard, and the proposed junction improvements at Cart Street/ Argyll Road.

**Placemaking and Design** – the proposed design requires to have an holistic approach with the proposed layout, design and materials agreed for the Queens Quay site which seeks to introduce new connections through an area which was previously closed to the public. It needs to integrate with the existing connections at Alexander Street and Hume Street to ensure north-south linkages between the town centre and new uses at Queens Quay.

**Cultural and Historic Value** - the site passes through a part of Clydebank which has a cluster of historic buildings some of which have civic functions. The design and materials used for public realm spaces next to these buildings is an important consideration.

**Transportation Impacts** - the proposal has potential to significantly boost the numbers of people walking and cycling along the A814, and improve the connections to the transport interchange at Chalmers Street thus increasing public transport use. The road currently needs improvements to provide an attractive and welcoming street but this has to be offset against the needs of public transport services and the volume of traffic.

**Impacts on Businesses and Residents** - the impact of the development upon the existing commercial businesses fronting the A814 will require to be considered in terms of the temporary disruption during the construction phase and the longer term impact in terms of parking and public realm. The proposal includes creation of formal parking and consideration of the location of this relative to other uses is required. An assessment of the impacts on residential properties in terms of noise and disturbance during the construction phase will be required.

### **7. Next Steps**

All Elected Members are invited to attend a presentation on the proposals by officers of the Economic Development Team and to participate in a subsequent discussion.

Following the pre-application meeting, the applicant intends to finalise their planning application for submission by the end of December. On receipt of any such application it would be advertised in the press, weekly list and the Council website to allow the public to view the plans and make representations. The application would then be presented to Planning Committee for consideration and determination in due course.

### **Pamela Clifford**

Planning & Building Standards Manager

Date: 6<sup>th</sup> November 2017

---

### **Appendices:**

“Protocol 3 – Elected Member involvement in Pre-Application Discussions”

“Planning Procedures for Councillor Involvement in the Pre-application Stage”

### **Background Papers:**

Report: Connecting Clydebank (A814) Project Proposal

### **Wards affected:**

Ward 6 (Clydebank Waterfront)



# PROTOCOL 3 - ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION DISCUSSIONS

## Background

West Dunbartonshire Council is committed to engaging with developers at the pre-application stage. This Council has agreed procedures for elected member involvement in the pre-application stages of major development proposals. Recently, the Scottish Government has issued guidance on the role of Councillors in pre-application discussions. Councillors are encouraged to engage at the pre-application stage and to add value to the process while continuing to act within the terms of the Councillors Code of Conduct.

## Purpose

To engage Councillors at the pre-application stage on major and complex developments that are key to the Council's strategic priorities and objectives. Appropriate local development may also benefit from this process.

## Role

To allow early engagement with elected members to identify key and significant local issues at an early stage of the planning process rather than only emerging in the course of a planning application.

## Function

To achieve high quality development as efficiently and effectively as possible by engaging elected members at an early stage.

- To better inform Councillors of development that would be subsequently presented to Planning Committee;
- To give a degree of certainty and confidence to developers by identifying key and local issues earlier;
- To reduce abortive costs by failed applications or redesign work;
- To assist officers to negotiate on key issues;
- To foster greater efficiency in the processing of the subsequent application.

### **What you can expect of us:**

- Offered for all major or complex development or other local development which we would consider would benefit from early input from elected members;
- Consistent and transparent procedure for involving all elected members;
- Ensuring that pre-application meeting is arranged for the earliest date at the end of a Planning Committee meeting;
- Briefing note prepared by officers of the main issues and development policies and circulated before the meeting;
- Invitation to all Planning Committee members and ward members to the presentation;
- Opportunity to hear from the elected members directly;
- Clearly identified on the agenda of Planning Committee as different from other items;
- Elected members being open-minded to all material considerations and are prepared to change their views if persuaded they should;
- Meeting will be minuted and will be available publicly;
- Advised of all the relevant procedures. With procedures regularly reviewed to ensure openness and accountability.

### **What we expect of you:**

- Openness and transparency regarding your development proposal;
- Commitment to provide as much information at this early stage;
- Opportunity to make a short presentation of draft proposals;
- Commitment to give weight and consideration to issues raised by elected members.

## **Contact**

If you require more information about this service please contact:

Pamela Clifford  
Planning and Building Standards Manager  
Aurora House  
3 Aurora Avenue  
Queens Quay  
Clydebank  
G81 1BF

Tel no: 0141 951 7938

Email: [pamela.clifford@west-dunbarton.gov.uk](mailto:pamela.clifford@west-dunbarton.gov.uk)

## West Dunbartonshire Council

### Planning Procedures for Councillor Involvement in the Pre-application Stage

1. A pre-application meeting will take place either at the conclusion of the Planning Committee or a Special Meeting will be set up.
2. A briefing note will be produced by planning officers. This will detail the main issues of the proposal together with the relevant development plan policies. No recommendation will be provided.
3. The developer will be offered the opportunity to make a short presentation. This allows members to hear directly from the developer and discuss issues with guidance from officers.
4. The briefing note will be circulated at least 3 working days before the relevant meeting.
5. Members will be advised by the Planning and Building Standards Manager or their representative of the purpose of the meeting and that no decision is sought and no matters should be determined.
6. The meeting will be chaired by the Planning and Building Standards Manager or their representative.
7. The meeting will be open to the public. However members of the public will not be able to make representations or participate. They will be advised that after an application has been submitted they will be entitled to make representations.
8. All Councillors will be invited to attend and they will be able to participate in the meeting.
9. Councillors should have regard to the Councillors Code of Conduct that they can provide a provisional view however any opinions or views expressed must be mindful of the overarching requirements of fairness and impartiality and of keeping an open mind.
10. Councillor should have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.
11. The minutes of the meeting will be recorded and will be available publicly.