

PLANNING COMMITTEE

At a Hybrid Meeting of the Planning Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 16 February 2022 at 10.00 a.m.

Present: Councillors Gail Casey, Karen Conaghan, Ian Dickson, Jim Finn, Daniel Lennie, Jonathan McColl and Lawrence O'Neill.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Alan Williamson, Team Leader – Planning; John Walker, Assistant Engineering Officer, Roads and Transportation; Nigel Ettles, Section Head – Litigation (Legal Officer); Christine McCaffary, Senior Democratic Services Officer and Ashley MacIntyre, Committee Officer.

Apologies: An apology for absence was intimated on behalf of Councillor Diane Docherty.

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.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting would be done by roll call vote to ensure an accurate record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 8 November 2021 and 6 December 2021 November 2021, a copy of which form Appendix 1 and Appendix 2 hereto, were submitted and noted.

OPEN FORUM

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

VARIATION IN ORDER OF BUSINESS

Having heard the Chair, the Committee agreed to vary the order of business as hereinafter minuted.

CLYDEBANK TOWN CENTRE DEVELOPMENT FRAMEWORK

A report was submitted by the Chief Officer – Regulatory and Regeneration.

After discussion and having heard the Team Leader – Planning in further explanation and in answer to Members' questions, the Committee agreed to adopt the Clydebank Town Centre Development Framework as non-statutory Planning Guidance.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 8 December 2021 were submitted and approved as a correct record. In response to Members' questions, the Planning, Building Standards and Environmental Health Manager provided an update in relation to planning application DC21/268/FUL.

PLANNING APPLICATION

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

- (a) DC21/244/FUL - Proposed residential redevelopment comprising of 140 dwellings at sites at Bardwood Road, Aitkenbar Road, Howatshaws Road, Stoneyflatt Road and Braeside Drive, Dumbarton by Caledonia Housing Association**

The Chair invited Mr David Leaf, on behalf of the applicant, to address the Committee. Mr Leaf and Ms Dilveer Kaur Hoonjan were heard in respect of the application.

After discussion and having heard the Planning, Building Standards and Environment Health Manager in further explanation, and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 3 hereto.

DEVELOPMENT PLAN UPDATE AND DRAFT SUPPLEMENTARY GUIDANCE ON GREEN NETWORKS AND CREATING PLACES

A report was submitted by the Chief Officer – Regulatory and Regeneration updating Members on the development plan position in West Dunbartonshire and seeking approval of the Development Plan Scheme and Participation Statement, the change in status of various West Dunbartonshire planning policy documents, and Draft Supplementary Guidance documents on the Green Network and Creating Places.

After discussion and having heard the Team Leader – Planning in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the changes to the status of planning policy documents as set out in this report;
- (2) to approve the Draft Supplementary Guidance on Green Networks and Green Infrastructure for consultation;
- (3) to approve the Draft Supplementary Guidance on Creating Places for consultation; and
- (4) to approve the Development Plan Scheme and Participation Statement.

PLANNING PERFORMANCE FRAMEWORK 2020-21

A report was submitted by the Chief Officer – Regulatory and Regeneration informing Members of comments received from the Scottish Government regarding the Planning Performance Framework submitted by West Dunbartonshire Council for 2020-21.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation and in answer to Members' questions, the Committee agreed to note the content of this report and the comments received from the Scottish Government.

APPEAL NOTICE OF INTENTION – DC02/447: EXTENSION TO QUARRY, SHEEPHILL QUARRY, MILTON, DUMBARTON

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update on the appeal decision for the above application, further information relevant to the Review of Minerals Permission application (ROMP) and the Scheduled Monuments Permission.

After discussion and having heard the Planning, Building Standards and Environment Health Manager in further explanation and in answer to Members' questions, the Committee agreed to note the intended outcome of the appeal and current situation regarding the ROMP and Scheduled Monument Consent.

The meeting closed at 11.50 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 8 NOVEMBER 2021

Present: Councillors Karen Conaghan and Lawrence O'Neill.
(The above lists Members who attended at least one site visit)

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager.

SITE VISITS

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

DC21/212/PPP: 8 Cochno Holdings, Cochno Road
PPiP Residential development

PLANNING COMMITTEE

NOTE OF VISITATION – 6 DECEMBER 2021

Present: Councillors Ian Dickson and Diane Docherty.
(The above lists Members who attended at least one site visit)

Attending: Barry Douglas, Development Management Team Leader, Gerry Poutney, Principal Building Standards Officer.

SITE VISITS

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

DC21/205/FUL: Dumbarton Walkway, Castle Street, Dumbarton
Dunbritton Housing Association, Installation of various artworks.

DC21/176/FUL: Supermarket, 36 Glasgow Road, Dumbarton
DC21/176/FUL – Erection of coffee shop with drive-thru facility

DC21/268/FUL: Wall, 2-4 Williamson Avenue, Dumbarton
Re-instatement of partially collapsed boundary wall with gabion basket retaining wall and railings.

(a) DC21/244/FUL - Proposed residential redevelopment comprising of 140 dwellings at sites at Bardwood Road, Aitkenbar Road, Howatshaws Road, Stoneyflatt Road and Braeside Drive, Dumbarton by Caledonia Housing Association

GRANT planning permission subject to the following conditions:-

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the dwellings and associated hard landscaping, to include boundary treatments, facing stone to the retaining walls and external waste storage facilities shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be completed in accordance with the approved material details and palette.
2. The development hereby approved shall be constructed in accordance with the finished site levels and finished floor levels as shown on approved plans. Any alterations to these finished site and floor levels shall first be agreed in writing with the Planning Authority
3. Prior to the first occupation of the cottage flats hereby approved the cycle storage and refuse/recycling stores shall be installed and the constructed cycle stores and refuse/recycling stores shall be maintained for the lifetime of the development unless otherwise agreed by the Planning Authority.
4. Prior to works commencing on the development hereby approved a planting schedule in association with the proposed soft landscape arrangements approved under drawing 'Concept Design Option 3' shall be submitted for the written approval of the Planning Authority. The approved landscaping shall be implemented no later than the next available planting season or after occupation of the 30th property or an alternative timescale to be agreed with the Planning Authority. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details for the lifetime of the development unless otherwise agreed by the Planning Authority.
5. Prior to works commencing on the development hereby approved details of the proposed play equipment and art work shall be submitted for the written approval of the Planning Authority. These details shall incorporate the use of more natural play equipment. The works shall be installed in accordance with the approved scheme and in a timescale to be agreed and shall thereafter be retained for the lifetime of the development unless otherwise agreed by the Planning Authority.

6. No dwelling shall be occupied within the site until the vehicle parking spaces associated with that house unit have been constructed provided within the site. The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
7. Twelve months after the full occupation of the dwellings hereby approved a Transport Statement and survey findings shall be submitted for the approval of the Planning Authority. The required submissions shall detail the use of the approved car parking provision and if necessary shall provide details of additional spaces to include location and a timescale for their implementation. Thereafter the additional parking, if constructed, shall be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
8. Prior to the commencement of development with the site, details of the location and design of an electric charging points/units and associated ducting to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained as such thereafter.
9. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.
10. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
11. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:
 - Mondays to Fridays : 0800 – 1800
 - Saturdays: 0800 – 1300
 - Sundays and public holidays: No Working

12. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
13. No development shall commence on site until details for the storage and the collection of waste arising from the development and the location of grit bins shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.
14. No development (other than investigative work) shall take place until such time as a comprehensive site investigation completed by a suitably qualified person has been carried out to the appropriate Phase level and submitted to and approved in writing by the Planning Authority. If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model shall be formalised and these linkages shall be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages will require to be submitted. If the risk assessment identifies any unacceptable risks, a detailed remediation strategy/plan shall be submitted to and approved in writing by the Council's Planning Authority and implemented as approved.
15. Remediation of the site shall be carried out in accordance with the approved remediation scheme prior the approved development being brought into use. Any amendments to the approved remediation scheme shall not be implemented unless otherwise approved in writing by the Planning Authority. On completion of the remediation works the developer shall submit a verification report to the Planning Authority, confirming that the works have been carried out in accordance with the approved remediation scheme and that the works have successfully reduced the risks to acceptable levels.
16. If the remediation plan requires it, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed by the Planning Authority in consultation with Environmental Health. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.

17. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
18. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.
19. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of and take into account the following:
 - The impact of the piling on surrounding properties.
 - Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

This statement as submitted shall be prepared by a suitably qualified person and shall take into account the guidance contained in BS6472:1984 'Evaluation of Human Response to Vibration of Buildings'. The piling works shall thereafter be carried out in accordance with the approved method statement until they are completed on site.
20. Prior to the commencement of development on site maintenance details of the Sustainable Urban Drainage System (SUDS) to be installed shall be submitted for the written approval of the Planning Authority and shall be maintained in accordance with the approved details. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created.
21. No development shall commence on site until a preliminary ecological appraisal has been submitted to and approved by the Planning Authority. Any surveys arising from the appraisal shall be implemented within a timescale agreed with the Planning Authority. Any recommended biodiversity friendly designs shall be incorporated throughout the development and shall be approved by the Planning Authority.

22. No development shall commence on site until a tree report shall be submitted to and approved by the Planning Authority. Any recommendations and actions of the tree report including replacement tree planting shall be undertaken within a timescale to be agreed by the Planning Authority.

