

## PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 4 August 2004 at 10.00 a.m.

**Present:** Provost Alistair Macdonald and Councillors Denis Agnew, Dennis Brogan\*, Jack Duffy and Linda McColl.

**Attending:** Irving Hodgson, Head of Planning and Development; Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager; Kevin Neeson, Section Head, Planning and Building Control; and Shona Barton, Administrative Assistant.

**Apologies:** Apologies for absence were intimated on behalf of Councillors Duncan McDonald and Connie O'Sullivan.

\*Attended later in the meeting

**Councillor Jack Duffy in the Chair**

### MINUTES OF PREVIOUS MEETING

3236 The Minutes of Meeting of the Committee held on 2 June 2004 were submitted and approved as a correct record.

### PLANNING APPLICATIONS

3237 Reports were submitted by the Director of Development and Environmental Services in respect of various planning applications as detailed below.

#### Continued Applications

(a) **DC01/447 - Demolition of former convent and link wing (listed building consent) at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

3238 Reference was made to the site visit undertaken in respect of this application. After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed to grant listed building consent for the demolition of the former convent and link wing subject to the conditions specified in the Director's report, details of which are contained in the Appendix hereto.

**(b) DC01/448 - Erection of residential development (outline) at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

3239

Reference was made to the site visit undertaken in respect of this application. Having heard the Planning and Development Manager in further explanation and in answer to Members' questions the Committee agreed that they were minded to grant outline planning permission subject to:-

- (1) the recording of a Section 75 Agreement ensuring that the conversion of the chapel occurs concurrently with the housing development, and ensuring that the developer provides appropriate access to the rear of certain properties affected by the new development; and
- (2) the conditions specified in the Director's report, details of which are contained in the Appendix hereto.

**(c) DC03/399 - Erection of equestrian centre and manager's accommodation at Cochnohill Farm, Cochno Road, Clydebank**

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Reference was made to the site visit undertaken in respect of this application. Having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to grant planning permission contrary to the recommendation of the Director, for the following reasons:-
  - (i) the development of the farm with grazing, forestry and now equestrian pursuits is an excellent example of agricultural stewardship;
  - (ii) due to the remote location of the site there is a need to have supervision;
  - (iii) at present the field is full of rubble and the development of the site would eradicate this; and
  - (iv) with the existing Section 75 agreement in place there is no danger of further housing being developed on the site.
- (2) that the development would be subject to appropriate conditions to be specified by the Director; and
- (3) that the existing Section 75 agreement in respect of this site be altered accordingly.

Note: Councillor Brogan entered the meeting during discussion of the above application.

New Applications**DECLARATION OF NON-FINANCIAL INTEREST**

3241 The Convener, Councillor Duffy, declared a non-financial interest in the following Planning Application DC03/176.

**(d) DC03/176 – Refurbishment and sub-division of existing buildings to provide residential units and new-build housing development, access roads and garages at Keil School, Helenslee Road, Dumbarton**

3242 The Planning and Development Manager provided an update on the application. The Committee then heard Mrs. Susan Davies, an objector to the application, who made her views on the application known. After discussion, the Committee agreed to continue consideration of the application until the next meeting of the Committee in order to enable a site visit and hearing to be undertaken.

**(e) DC04/048 – Erection of residential development (outline) at Allied Domecq Site, Castle Road, Dumbarton**

3243 The Convener, Councillor Duffy, invited Mr. James Kemp an objector to the application to come forward to address the Committee and he made his views on the application known. Mr. Kemp circulated copies of photographs and census information to Members for their information. The Committee then heard Mr. Brian Taylor representing the applicants, Turnberry Homes, in support of the application and in answer to Members' questions.

3244 After discussion, the Committee agreed that they were minded to grant outline planning permission subject to:-

- (1) the recording of a Section 75 Agreement to secure the transfer of land to the south of the site into public ownership; and
- (2) the conditions specified in the Director's report, details of which are contained in the Appendix hereto.

**(f) DC03/448 – Conversion and extension of laundry to form dwellinghouse at Dalmoak House, Renton Road, Dumbarton**

3245 Having heard the Planning and Development Manager in further explanation, the Committee agreed to refuse planning permission for the reasons specified in the Director's report, details of which are contained in the Appendix hereto, and agreed to authorise enforcement action.

**(g) DC03/473 – Change of use of shop to Class 3 (Food & Drink) at 42 Brucehill Road, Dumbarton**

3246 It was noted that the applicant had withdrawn this application.

**(h) DC03/526 – Erection of 5 residential units within the Walled Garden, Dalmoak House, Renton Road, Dumbarton**

3247 Having heard the Planning and Development Manager in further explanation, the Committee agreed to refuse planning permission for the reasons specified in the Director's report, details of which are contained in the Appendix hereto.

**(i) DC04/018 – Erection of community regeneration facility and associated environmental works (outline) at Braes Avenue, Whitecrook, Clydebank**

3248 Having heard the Planning and Development Manager in further explanation, the Committee agreed that consideration of this application be continued until the next meeting of the Committee in order to enable a site visit to be undertaken, and for further information to be supplied to Members on the proposed development.

**(j) DC04/031 – Erection of boundary fence (retrospective) at 12 Etive Court, Duntocher**

3249 The Committee agreed that consideration of this application be continued until the next meeting of the Committee in order to enable a site visit and hearing to be undertaken.

**(k) DC04/043 – Erection of dwellinghouse at Methlan Park, Clydeshire Road, Dumbarton**

3250 After discussion and having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to grant planning permission contrary to the recommendation of the Director, in order to be consistent with a recent grant of planning permission in respect of a similar application in a nearby location; and
- (2) that the development would be subject to appropriate conditions to be specified by the Director.

**(I) DC04/074 – Infilling of garden ground, erection of retaining wall (in retrospect) and erection of fencing at 5 Greenside Road, Hardgate, Clydebank**

3251 The Committee agreed to grant planning permission subject to the conditions as specified in the Director's report, details of which are contained in the Appendix hereto.

**CLYDEBANK LOCAL PLAN**

3252 With reference to the Minutes of the Meeting of the Committee held on 2 June 2004 (page 866, paragraph 2857 refers), a report was re-submitted by the Director of Development and Environmental Services advising of the outcome of the consultation exercise undertaken on the modifications to the Clydebank Local Plan following the Public Local Inquiry.

3253 Reference was made to the site visit undertaken in respect of the proposed modification to the plan that would remove land at Cochno Road, Hardgate from the Greenbelt. After discussion, and having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the objections to the Post-Inquiry Modifications to the Clydebank Local Plan, as detailed in the report;
- (2) that no further modifications would be made to the site at Cochno Road, Hardgate and that the site would be removed from the Green Belt and would be identified as a residential development opportunity;
- (3) that no further modifications would be made in respect of the preferred uses at the RHI Refractories site, and that the preferred uses would be listed as Housing/Leisure/Commercial (not retail);
- (4) that no further changes would be made to the Plan in respect of the former Yarrow Playing Fields, Dalmuir, and that it continues to be identified as an area to be retained for open space purposes;
- (5) that having regard to the relevant regulations, a Notice of Intention to Adopt the Clydebank Local Plan would be published, serving notice on relevant parties, and an appropriate certificate would be sent to Scottish Ministers; and
- (6) that following the expiry of 28 days from publishing the Notice of Intention to Adopt the Clydebank Local Plan, adverts would be placed in relevant publications informing that the Council had adopted the Clydebank Local Plan.

### **MAKING DEVELOPMENT PLANS DELIVER**

3254 A report was submitted by the Director of Development and Environmental Services advising of the publication of a consultation paper entitled Making Development Plans Deliver, issued by the Scottish Executive detailing proposals for modernising development planning.

3255 After discussion, the Committee agreed:-

- (1) to note the contents of the report;
- (2) to indicate general support for the review and modernisation of the development planning process; and
- (3) that the report and accompanying Annex form the basis of the Council's response to the consultation.

### **CLYDEBANK TO BOWLING ACCESS ACTION PLAN**

3256 A report was submitted by the Director of Development and Environmental Services recommending the adoption and implementation of the Clydebank to Bowling Access Action Plan.

3257 After discussion, the Committee agreed:-

- (1) to adopt the Clydebank to Bowling Access Action Plan; and
- (2) that the Council should continue to work with the community and other organisations to develop and implement the Clydebank to Bowling Access Action Plan.

### **NATIONAL PLANNING FRAMEWORK**

3258 A report was submitted by the Director of Development and Environmental Services advising of the publication of the National Planning Framework by the Scottish Executive.

3259 The Committee agreed to note the publication of the National Planning Framework.

### **PLANNING APPEALS: 17 – 19 HIGH STREET, DUMBARTON; 148 MONTROSE STREET, CLYDEBANK; CLEDDANS FARM, CLYDEBANK**

3260 A report was submitted by the Director of Development and Environmental Services advising of the decision of the Scottish Executive Inquiry Reporters Unit in respect of:-

- (a) an appeal against the refusal, under delegated powers, of an application for change of use of a car park to a beer garden at 17 – 19 High Street, Dumbarton;
- (b) an appeal against the refusal, under delegated powers, of a hot food shop proposed at an existing shop unit at 148 Montrose Street, Clydebank; and
- (c) an appeal against the refusal, under delegated powers, of planning permission for the installation of a telecommunications mast including antenna, equipment cabin and access track at Cleddans Farm, Clydebank.

3261 Having heard the Planning and Development Manager in further explanation, the Committee agreed:-

- (1) to note that the appeals listed at (a) and (b) above had been dismissed;
- (2) to note that the appeal relating to the installation of a telecommunications mast at Cleddans Farm, Clydebank had been upheld subject to a number of conditions including landscaping details; and
- (3) otherwise to note the contents of the report.

**BUILDING PRESERVATION NOTICE, HARDGATE HALL,  
HARDGATE, CLYDEBANK**

3262 A report was submitted by the Director of Development and Environmental Services informing that a Building Preservation Notice (BPN) has been served on Hardgate Hall, Hardgate, Clydebank.

3263 The Committee agreed to note the contents of the report.

**SITE VISITS**

3264 It was agreed that the site visits referred to in certain of the foregoing items would be undertaken in the morning of Monday, 30 August 2004.

The meeting closed at 11.00 a.m.





**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 4 AUGUST 2004**

**DC01/447 – Demolition of former convent and link wing (listed building consent) at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

**Listed building consent GRANTED subject to the following conditions:-**

1. The development shall commence within a period of 5 years from the date of this permission.
2. No demolition shall take place until such time as a method statement for the protection of the adjoining chapel building during demolition works has been submitted to and agreed in writing by the Director of Development and Environmental Services, in consultation with Historic Scotland.
3. No demolition shall take place until such time as the developer has notified the Royal Commission for the Ancient and Historical Monuments of Scotland (RCAHMS) of the intention to demolish the buildings, and given the RCAHMS not less than 3 months to record the building. No demolition shall take place prior to the expiry of that three month period unless agreed in writing with the RCAHMS.
4. All natural stone recovered from the demolition of the building shall be retained on the site for re-use during the redevelopment of the site.

**DC01/448 – Erection of residential development (outline) at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

**Permission if GRANTED shall be subject to the following conditions:-**

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to the planning authority within 3 years of the date of this permission, and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all of the foregoing reserved matters.
2. The first application for approval of reserved matters shall include full details of the proposed vehicular access onto Cardross Road, and alterations to that road, which shall comprise a traffic signal controlled junction the phasing of which shall be interlinked with that of other traffic signals on Cardross Road to the satisfaction of the Director of Development & Environmental Services. The alterations shall also include the provision of a bus layby on Cardross Road. No development shall commence until such time as the detailed access arrangements have been formally approved, and no dwelling hereby approved shall be occupied until such time as the approved scheme has been

completed to the satisfaction of the Director of Development and Environmental Services.

3. Notwithstanding the details shown on the approved plans, no permission is implied for any vehicular access onto either Havoc Road or Westfield. In the event of a vehicular access onto Havoc Road being proposed by any reserved matters application, any such access will be of a design and specification to be agreed with the Director of Development and Environmental Services, and shall provide access to a maximum of 10 dwellings.
4. The vehicular access onto Cardross Road which shall be agreed under the terms of condition 2 above shall be installed to the satisfaction of the Director of Development and Environmental Services prior to the commencement of construction of any dwelling unit on the site.
5. The design and layout of the development shall be in accordance with the specifications and standards referred to in Policy H4 of the statutory Dumbarton District Wide Local Plan and in the Council's Roads Development Guide.
6. The development shall incorporate open space and play areas in accordance with the standards contained in policies H4 and LR2 of the Dumbarton District Wide Local Plan 1999, and the final five dwellings on the site shall not be occupied until such time as these areas have been completed to the satisfaction of the Director of Development and Environmental Services.
7. The development shall include a pedestrian route through the site linking the existing footpath from Brucehill Road with Havoc Road, details of which shall be submitted for the approval of the Director of Development and Environmental Services along with the reserved matters.
8. No dwelling shall be occupied until such time as all roads and footpaths have been completed to base course level, and the final five dwellings on the site shall not be occupied until such time as all roads and footpaths (including that referred to in Condition 6 above) have been completed to the satisfaction of the Director of Development and Environmental Services.
9. At the same time as the submission of reserved matters, the developer shall submit a detailed survey of all trees and hedging on and overhanging the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread, and an accurate plot of their location. The plan shall clearly identify which trees and hedges are to be retained and which it is proposed to fell or remove, and none shall be felled or removed without the express permission of the Director of Development and Environmental Services. The development shall be designed to minimise the impact upon existing mature trees, and in particular to avoid damage to the existing avenue of trees which are subject to a tree preservation order.
10. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the planning authority before

development commences. The scheme shall indicate the siting, numbers, species and planting size of all trees, shrubs and hedges 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 buildings, or such other date as may be agreed in writing with the planning authority;
  - (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 planning authority are dying, severely damaged or diseased, within 3 years of planting shall be replaced by new planting to a similar specification to that originally required; and
  - (c) the provision of appropriate landscaping around the listed chapel building in order to protect its setting as a listed building.
11. Prior to the commencement of development a scheme for the management and maintenance of open space within the development site shall be submitted to and approved by the Director of Development and Environmental Services.
  12. The developer shall consult with Network Rail before carrying out any works or activities likely to give rise to any additional loadings upon the railway tunnels which pass under the site, or upon the ventilation shafts located within the site, and shall ensure that the development is carried out in accordance with any specification agreed with Network Rail.

**DC04/048 – Erection of residential development (outline) at Allied Domecq Site, Castle Road, Dumbarton**

**Outline permission if GRANTED shall be subject to the following conditions:-**

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted for approval to the Director of Development and Environmental Services within 3 years of the date of this permission and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing reserved matters.
2. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit the findings of a comprehensive land investigation for the further approval of the Director of Development and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice such as BS10175:2001 "The Investigation of Potentially Contaminated Sites – Codes of Practice". The report must include a site specific risk assessment of all relevant pollutant linkages as required in PAN 33 "Contaminated Land".

3. Where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the further approval of the Director of Development and Environmental Services. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Director of Development and Environmental Services.
4. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Development and Environmental Services. On completion of the development the developer shall submit a report for the written approval of the Director of Development and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.
5. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the planning authority within one week. At this stage, if requested by the planning authority, a further comprehensive contaminated land investigation shall be carried out.
6. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit full details of the foul and surface water drainage system for the further approval of the Director of Development and Environmental Services. A Sustainable Urban Drainage System (SUDS) should be included in the drainage design and should be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created.
7. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit a report on a noise impact assessment in accordance with PAN 56 "Planning and Noise". The assessment shall include a determination of the likelihood of noise complaints from potential residents to the adjacent industrial/commercial areas and must include all relevant noise sources that may impact on the proposed development using BS4142: 1997 "Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas". The findings of the assessment shall be submitted to, and approved in writing by the Director of Development and Environmental Services prior to work commencing on site, and any mitigation measures shall be carried out in accordance with the approved scheme, prior to any affected house being occupied.
8. The permitted maximum noise level emanating from construction or demolition sites shall be relative to the pre-contract ambient noise level for that area.

The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development and Environmental Services.

The applicant is required to contact the Public Health and Pollution Section of Environmental Services not less than 14 days prior to works commencing on the site.

9. Construction work, including demolition works, and deliveries of buildings materials shall be limited to between 8.00am and 6.00pm, Monday to Saturday only, and not at all on a Sunday or Public Holiday.
10. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002.
11. Where piling works are proposed account must be taken of the guidance in BS6472: 1984 "Evaluation of Human Response to vibration in Buildings". An assessment should be carried out at the same time as the first application for approval of the Reserved Matters referred to above, and the findings submitted for the further approval of the Director of Development and Environmental Services.
12. There shall be no demolition, upfilling or any other construction work within 100 metres of the Inner Clyde Special Protection Area boundary in the area marked green on Drawing No.SK01 D, between October and March (inclusive). In addition this zone shall be protected during the construction phase by fencing, with full details to be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on site.
13. Notwithstanding condition 12 above, there shall be no built development within the area marked green on Drawing No.SK01 D. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit details for pedestrian and cycle access points to it, which prevent access by motorised vehicles, for the further approval of the Director of Development and Environmental Services.
14. Prior to any work commencing on site the developer shall submit details of a solid wall, no less than 1 metre high to be erected along the entire length of the existing pedestrian route through the southern part of the site and immediately behind the break of slope to the south of the path, for the further approval of the Director of Development and Environmental Services. The wall shall be constructed prior to any other work commencing on site and shall not be removed or altered in any way without the prior consent of the Director of Development and Environmental Services.
15. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit details of a scheme of signage for the access routes proposed in the area marked green on Drawing No.SK01 D, for the further approval of the Director of Development and Environmental Services.

16. Prior to any works commencing on site, including demolition works, a bat survey shall be undertaken during the summer months to establish the size and type of any bat roost in buildings proposed to be demolished, and the location of any holes in mature broadleaf trees possibly used by roosting bats. The findings shall be submitted to the Director of Development and Environmental Services for further consideration along with a proposed programme of works and measures to control and mitigate against disturbance of any bat roosts found on the site.
17. In addition to condition 16 above, and prior to any works commencing on site, a habitat survey shall be carried out which shall include identifying any nesting sites within the development site and the findings shall be submitted to the Director of Development and Environmental Services for further consideration along with a proposed programme of works and measures to control and mitigate against disturbance of any nests found on the site. Any vegetation and tree clearance work required should be undertaken outside the main bird breeding season (April to July inclusive).
18. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit a detailed survey of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which over-hang onto the site shall also be included). Those trees which it is proposed to fell or remove shall be separately identified. No tree should be felled without the further written approval of the Director of Development and Environmental Services.
19. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit a landscaping scheme for the entire site but with particular reference to:
  - (a) the area marked green on Drawing No. SK01D which is to be landscaped open space; and
  - (b) the Gruggies Burn which is to be reinstated as a wildlife corridor by planting mature broadleaf trees in a corridor of not less than 5 metres width from its western bank.

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.

20. For the avoidance of doubt, the layout and density of houses/flats shown on Drawing No.SK01 D is indicative only and, in particular, this permission does not approve 6-storey buildings. At the same time as the first application for approval of the Reserved Matters referred to above, the developer shall submit a Design Statement for the further consideration of the Director of Development and Environmental Services which should include a consideration of the development on the setting of Dumbarton Castle and the Inner Clyde area.

21. No dwelling hereby approved shall be brought into use until the vehicular accesses to the site, improvements to junctions with A814 (Glasgow Road) traffic calming measures, roundabout and any other recommendations detailed in the Transportation Assessment as submitted by Scott Wilson and agreed with the Director of Development and Environmental Services are carried out to the satisfaction of the Director of Development and Environmental Services.
22. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
23. Prior to any work commencing on site, the developer shall submit a method statement for the demolition of the buildings on the site for the further approval of the Director of Development and Environmental Services and any demolition must be carried out in accordance with the method statement once approved. The method statement shall include details of where the demolition material is to be removed to, work methodology and the protective measures that will be implemented in respect of adjacent buildings, the Inner Clyde and Gruggies Burn.
24. Prior to any work commencing on site, including demolition, full details of fencing and other measures required to prevent pollutants and debris entering the Gruggies Burn during the construction phase shall be submitted for the further approval of the Director of Development and Environmental Services and kept in place until the end of the construction phase.
25. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Director of Development and Environmental Services. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Director of Development and Environmental Services in agreement with the West of Scotland Archaeology Service.
26. No dwelling hereby approved shall be brought into use until all the measures identified in the Flood Risk Assessment submitted by Dr J Riddell and agreed with the Director of Development and Environmental Services are carried out to the satisfaction of the Director of Development and Environmental Services.
27. At the same time as the Reserved Matters, detailed plans shall be submitted which clearly illustrate in cross-section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.

28. Notwithstanding any or all of the above matters, this planning permission shall not enure unless there is a change in the person in control of part of the land to which the hazardous substances consent for this application site relates and an application for the continuation of the consent has not previously been made (which has the effect of revoking the consent).

N.B. The applicant is advised of the need for a licence under the Food and Environment Protection Act 1985 for all works proposed in areas below mean High Water Springs.

**DC03/448 – Conversion and extension of laundry to form dwellinghouse at Dalmoak House, Renton Road, Dumbarton**

**Permission REFUSED for the following reason:-**

1. The proposal would be contrary to Strategic Policy 1 of the approved Glasgow and Clyde Valley Joint Structure Plan 2000 and Policy DC2 of the adopted Dumbarton District Wide Local Plan 1999, in that it would result in the creation of a new dwelling in the Green Belt, within which there is a strong presumption against such development other than in limited circumstances. The applicant has not justified a departure from the Development Plan in relation to the criteria contained in Strategic Policies 9 and 10 and Local Plan Policy DC2.

**DC03/526 – Erection of 5 residential units within the Walled Garden, Dalmoak House, Renton Road, Dumbarton**

**Permission REFUSED for the following reason:-**

1. The proposal would be contrary to Strategic Policy 1 of the approved Glasgow and Clyde Valley Joint Structure Plan 2000 and Policy DC2 of the adopted Dumbarton District Wide Local Plan 1999, in that it would result in the creation of five new dwellings in the Green Belt, within which there is a strong presumption against such development other than in limited circumstances. The applicant has not justified an exceptional departure from the Development Plan in relation to the criteria contained in strategic policies 9 and 10 and local plan policy DC2.

**DC04/074 – Infilling of garden ground, erection of retaining wall (in retrospect) and erection of fencing at 5 Greenside Road, Hardgate, Clydebank**

**Permission GRANTED subject to the following conditions:-**

1. Further details of the siting, scale and design of the fencing, shall be submitted for the approval of the Director of Development and Environmental Services within one month from the date of this notice and shall show elevational detail from the adjacent properties at 10 & 14 Romanhill Road.
2. The area marked green on the approved plans shall be suitably landscaped, with full details to be submitted to the Director of Development and



Environmental Services for further approval within one month of the date of this consent. Thereafter the planting shall be carried out during the first available planting season and maintained thereafter. Any trees or shrubs removed or become damaged, diseased, etc shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the satisfaction of the Director of Development and Environmental Services.

3. Within one month from the date of this permission, details of a surface water drainage system shall be submitted for the approval of the Director of Development and Environmental Services and within three months of the date of the permission the system shall be completed to his satisfaction.