

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 25 January 2017 at 2.02 p.m.

Present: Councillors Denis Agnew*, Gail Casey, Jim Finn, Jonathan McColl, Patrick McGlinchey, John Mooney, Lawrence O'Neill and Hazel Sorrell.

* Attended later in the meeting.

Attending: Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Bernard Darroch, Lead Planning Officer; Raymond Walsh, Interim Manager – Roads and Transportation; Pat Hoey, Service Coordinator, Environmental Pollution Group; Nigel Ettles, Section Head - Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies were intimated on behalf of Provost Douglas McAllister and Councillor Tommy Rainey.

Councillor Lawrence O'Neill 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.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 21 December 2016 were submitted and approved as a correct record.

Note: Councillor Agnew entered the meeting during consideration of the above item.

NOTE OF VISITATIONS

A Note of Visitations carried out on 19 December 2016, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) **DC16/227 – Non-Compliance with Condition 3 of permission DC16/079 (deletion of requirement to provide pedestrian crossing), and DC16/269 - installation of two car parking spaces (retrospective) at Children’s Soft Play Area, Unit 2, Bleasdale Court, 2 South Avenue, Clydebank Business Park, Clydebank by Neil Halls.**

Having heard the Planning & Building Standards Manager in relation to signage to the overspill car park, the Committee agreed to continue consideration of the applications to the next meeting of the Committee in order to enable further discussions to take place with the applicant and with officers from Roads and Transportation.

- (b) **DC16/279 – Use of existing synthetic sports pitch for community lets without providing acoustic fence (variation of Condition 12 of permission DC14/193) at Aitkenbar/St. Peter’s Primary Schools, Dumbarton by West Dunbartonshire Council.**

After discussion and having heard the Planning & Building Standards Manager in further explanation and in answer to Members’ questions, the Committee agreed that the sports pitch on site shall be available for community use on a temporary basis until 13 August 2017 by supervised users aged 16 or under without the requirement to erect an acoustic fence. Thereafter, from 14 August 2017 the sports pitch shall only be available for community use once an acoustic fence is erected on site.

- (c) **DC16/146 – Erection of 4 Detached Dwellinghouses (Renewal of Permission DC11/268) at Development Site, Dumbarton Road, Milton by William Rooney.**

The Committee agreed:-

- (1) that it was minded to grant planning permission; and
- (2) that authority be delegated to the Planning & Building Standards Manager to issue the decision subject to the conditions set out in Section 9 of the report as detailed within Appendix 2 hereto and to the satisfactory conclusion of a planning obligation, or other appropriate mechanism, for securing a developer contribution towards Green Network enhancements.

The meeting closed at 2.33 p.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 19 DECEMBER 2016

Present: Councillor Jim Finn.

Attending: Keith Bathgate, Development Management Team Leader and Bernard Darroch, Lead Planning Officer.

Apologies: Councillors Gail Casey and John Mooney.

SITE VISITS

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

(a) Former Napierston Farm, Napierston Road, Bonhill, Alexandria

DC16/156 – Erection of 12 houses including new access road and parking by Argyle Homes (Bonhill) Ltd.

(b) Development site at Dumbarton Road, Milton

DC16/146 – Erection of 4 Detached Dwellinghouses (Renewal of Permission DC11/268) by William Rooney.

DC16/146 – Erection of 4 Detached Dwellinghouses (Renewal of Permission DC11/268) at Development Site, Dumbarton Road, Milton by William Rooney.

Minded to GRANT planning permission subject to the following conditions:-

1. Prior to the commencement of development details of the Sustainable Urban Drainage Systems and its maintenance following installation shall be submitted for the approval of the Planning Authority. The SUDS shall be designed to ensure that those contaminants are not mobilised and that pollution pathways into the adjacent watercourse are not created. The drainage arrangements shall also ensure that there is no drainage or run off onto the A82 or its road drains. The approved drainage arrangements shall thereafter be formed prior to occupation of any house and maintained on site thereafter in accordance with the approved details.
2. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - a. A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site).
 - b. An assessment of the potential risks (where applicable) to:
 - Human Health
 - Property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Groundwater and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
 - c. An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

3. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environment Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
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 Planning Authority. On completion of the remediation works and prior to any dwelling being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
5. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
6. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
7. Prior to the commencement of works, full details of the design of all lighting, walls, fences and bin stores to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
8. Prior to the commencement of development, details of the provision of traffic calming measures comprising the provision of two "sleeping policemen" on the access road within the adjacent playing field (or of such alternative traffic calming as may be agreed), shall be submitted to and approved in writing with the Planning Authority
9. No house shall be occupied until the construction of the turning head, passing place, traffic-calming, signage and off street parking have been completed in accordance with the approved plans and to the standard specified in the adopted Roads Development Guide. The passing place and turning area shall thereafter be kept available for use at all times.

10. No development shall commence until such time as a scheme of landscaping of the site has been submitted to and approved by the planning authority. Such landscaping scheme shall include the retention of existing trees as shown on the approved plans, and replacement planting equivalent to those which are to be removed. The approved landscaping arrangements shall thereafter be implemented as approved.
11. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.