

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 4 April 2007 at 10.00 a.m.

Present: Councillors Denis Agnew, Linda McColl and Marie McNair.

Attending: Irving Hodgson, Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services); Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor; Pamela Clifford, Section Head – Development Management; Steve Marshall, Section Head – Forward Planning and Regeneration; Frank Maguire, Acting Team Leader – Public Health and Pollution Team and Fiona Anderson, Administrative Assistant – Legal and Administrative Services.

Apologies: Apologies for absence were intimated on behalf of Provost Alistair Macdonald and Councillors Dennis Brogan, Douglas McAllister, Craig McLaughlin and Connie O’Sullivan.

APPOINTMENT OF CHAIR

In the absence of a Convener, it was agreed that the Meeting would be chaired by Councillor Agnew.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Committee held on 7 March 2007 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 6 March 2007, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services) in respect of the following planning applications.

Continued Application

(a) DC05/335 – Link Group Ltd, Residential Development of 48 units, car parking and access road at Beardmore Place, Dalmuir Clydebank

With reference to the Minutes of the Meeting of the Planning Committee on 7 March 2007 (Page XXXX, paragraph xxxxxx refers) the Acting Team Leader – Public Health and Pollution Team, was in attendance to update the Committee.

Having heard the Acting Team Leader – Public Health and Pollution Team in explanation and in answer to Members' questions, the Committee noted:-

- (a) that Scottish Water and Scotia Water had applied for an extension to submit the Odour Improvement Plan which should have been submitted by 1 April 2007;
- (b) that Environmental Health had agreed to such an extension; and
- (c) that it could be the end of May before the Plan was received.

Having heard the Chair, Councillor Agnew, the Committee agreed to continue consideration of the planning application until the findings of the Odour Improvement Plan are available.

It was noted that as the next Planning Committee meeting will take place after the local government elections on 3 May 2007, a fresh hearing and consideration will be necessary.

New Applications

(b) DC06/420/REM and DC07/022/FUL – Formation of access road (part reserved matters); and alterations to configuration of junction at former bonded warehouses, Gooseholm Road, Dumbarton.

Reference was made to the site visit undertaken in respect of the above application.

Having heard the Planning Services Manager and the Section Head, Development Management, the Committee noted:-

- (a) that two separate applications were contained within the one report as they were closely linked; and
- (b) that a further petition of 41 signatures opposing the proposal had been received.

The Chair, Councillor Agnew, invited Mr Rainey and Mr Porter, objectors to the application, to address the Committee on behalf of local residents and they made their views on the application known.

The Chair then invited Mr Mike Edwards, Development Director of the Walker Group, (the applicant) to address the Committee and present his case in support of the application and he was heard in further explanation and in relation to the conditions detailed in the outline consent.

The Chair then invited Mr Angus Kennedy of Strathleven Regeneration Company, to address the Committee and present his case in support of the application and he was heard in elaboration and explanation that the project had been developed to meet the conditions of outline planning consent granted in 2005 and that this was the final infrastructure application in the project.

Following discussion, the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services) was heard in confirmation that the regulations in regard to neighbour notification had been adhered to and that there had been no necessity to notify the residents of Gooseholm Crescent.

The Planning Services Manager was heard in further explanation and in answer to Members' questions and the Committee noted that Traffic Scotland had been consulted and that a traffic impact study had also been carried out.

After further discussion, it was agreed that consideration of the application be continued to allow further consultation with local residents to take place, to address concerns that access is not appropriate and that the proposed installation of a bus gate would not improve matters.

Councillor McNair requested that her dissent be recorded in relation to this decision.

(c) DC06/326/FUL – Erection of residential development of 88 flats with associated car parking and landscaping at Stanford Street, Clydebank.

Reference was made to the site visit undertaken in respect of this application.

The Planning Services Manager was heard in elaboration.

The Chair, Councillor Agnew, invited Mr Sam Gibson, Secretary of Clydebelt, a local environmental pressure group, an objector to the application, to address the Committee and he made his views on the application known.

The Chair then invited Mr Ian Mahon of Dawn Homes, (the applicant) and Mr Derrick Milligan of Design Management (agent for the applicant) to address the Committee and present their case in support of the application.

The Planning Services Manager and Section Head, Development Management were heard in further explanation and in answer to Members' questions.

Following discussion, the Committee agreed to refuse the application, contrary to the Acting Director's recommendation, on the grounds that the proposal fails to provide a high standard of building and landscape design, and the application does not connect and engage with the Canal location and the towpath.

(d) DC07/060/OUT – Erection of dwellinghouse (outline) at land in front of The Sheiling, Cochno Road, Hardgate, Clydebank

Reference was made to the site visit undertaken in respect of this application.

Following discussion and having heard the Section Head, Development Management, in answer to Members' questions the Committee agreed to approve the application subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

PUBLIC ACCESS AT GREENLAND FARM, MILTON

A report was submitted by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services) updating on progress in securing the provision of public access at Greenland Farm, Milton.

Having heard the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services), the Planning Services Manager and the Section Head, Forward Planning and Regeneration, in further elaboration and in answer to Members' questions the Committee agreed:-

- (1) to note the progress that has been made in securing public access at Greenland Farm, Milton;
- (2) that if the offending signs are not removed immediately, to issue formal notice under the Land Reform (Scotland) Act 2003 against WM Thomson and Son;
- (3) that the new re-worded signs be erected as soon as possible;
- (4) that the fencing be installed by the appointed contractor as soon as possible; and
- (5) that a progress report should be submitted to a future meeting of the Planning Committee.

WEST DUNBARTONSHIRE LOCAL PLAN (FINALISED PLAN)

A report was submitted by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services):-

- (a) informing of the preparation of the West Dunbartonshire Local Plan (Finalised Plan); and
- (b) seeking approval for the plan and associated documents to be placed on formal deposit for consultation.

After discussion and having heard the Section Head, Forward Planning and Regeneration, in answer to Members' questions, the Committee agreed:-

- (1) to note progress in the process of preparing the finalised West Dunbartonshire Local Plan;
- (2) that the West Dunbartonshire Local Plan (Finalised Plan) and associated Strategic Environmental Assessment be placed on formal deposit for a period of 10 weeks for public consultation;
- (3) that the Report on Publicity and Consultation and the Landscape Assessment of Green Belt form Technical Papers to the West Dunbartonshire Local Plan;

- (4) that Officers undertake public consultation, including engaging the Council's key partners, the public and other interest groups in the Plan process; and
- (5) to delegate authority to Officers to make any necessary minor textual modifications.

PLANNING APPEALS – DUMBARTON ROAD, OLD KILPATRICK (DC06/246), 127 RIDDELL STREET, CLYDEBANK (DC05/398); AND LYN-ARD, SMOLLETT STREET, ALEXANDRIA (DC06/242)

A report was submitted by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services) informing of three planning appeal decisions.

Having heard the Section Head, Development Management, the Committee agreed to note:-

- (a) that an appeal against the refusal of planning permission for the erection of a 14.7m high telecommunications monopole and the installation of two equipment cabinets at Dumbarton Road, Old Kilpatrick (DC06/246) had been upheld by the Reporter who had disagreed with the Council's decision, concluding that the proposal was not contrary to Policy DC4 and there were no other material considerations which would justify refusing the application, therefore planning permission was granted;
- (b) that an appeal against the refusal under delegated powers of planning permission for the change of use of a former laundry building into a hot food takeaway, along with the installation of an external flue, at 127 Riddell Street, Clydebank (DC05/398) had been dismissed by the Reporter. Whilst the Reporter did not agree that the proposal was contrary to Policy H5 or that it would give rise to significant litter, he did agree with the Council that the proposal was contrary to Policy CD5, and that it would give rise to unacceptable noise, disturbance and parking problems in the vicinity of the site; and
- (c) that an appeal against the refusal under delegated powers of outline planning permission for the erection of a dwellinghouse within part of an existing domestic garden at Lyn-Ard, Smollett Street, Alexandria (DC06/242) had been dismissed by the Reporter who had agreed that the proposal was contrary to Policy H9 and that it would detract from the appearance and character of the area and would result in overlooking of existing houses.

The meeting closed at 11.24 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 6 MARCH 2007

Present: Councillors Douglas McAllister, Denis Agnew, Linda McColl, Marie McNair and Connie O'Sullivan.

Attending: Pamela Clifford, Section Head – Development Management; and Fiona Anderson, Administrative Assistant - Legal and Administrative Services.

SITE VISITS

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

DC07/001/COU: Change of use of vacant retail unit to betting shop at 119 High Street, Dumbarton; and

DC04/422: Erection of residential and office development with associated access roads and parking, and formation of community park (outline) at Hospital Gate, Golden Jubilee National Hospital, Clydebank.

APPENDIX 2

APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 4 APRIL 2007

DC07/060/OUT – Erection of dwellinghouse (outline) at land in front of The Sheiling, Cochno Road, Hardgate, Clydebank

Permission GRANTED subject to the following conditions:-

1. Approval of the following reserved matters shall be obtained from the Director of Housing, Regeneration and Environmental Services within 3 years of the date of this permission and the development shall be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all foregoing reserved matters:
 - (a) location of dwellinghouse within the plot;
 - (b) size, height, design, materials and external appearance of the proposed dwellinghouse;
 - (c) details of access arrangements;
 - (d) the means of drainage and sewage disposal;
 - (e) the landscaping of the site;
 - (f) any walls and fences to be erected;
 - (g) the provision for car parking; and
 - (h) existing and proposed site levels and the finished floor levels of the proposed dwelling house.
2. Notwithstanding the general terms of Condition 1 above, the proposed house shall be single storey and shall not be positioned forward of the blue line on approved drawing no.876.02 rev. B.
3. At the same time as the submission of the reserved matters, detailed plans shall be submitted which clearly illustrate the relationship of the ridgeline and finished floor level of the proposed house to the ridgeline and finished floor level of The Sheiling, Treetops and Cairnlea on Cochno Road for the written approval of the Director of Housing, Regeneration and Environmental Services.
4. No construction works audible at the site boundary, or such other places as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services, shall be carried out outwith the hours of 0800 to 1800 Monday to Saturday, and not at all on Sundays or public holidays.
5. The layout of the proposal shown on drawing no.876.02 rev. B is indicative only and the position of the house relative to the boundaries of the site and the existing house will be assessed as part of a reserved matters application.