

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 22 January 2020 at 10.00 a.m.

Present: Bailie Denis Agnew* and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn, Marie McNair and Lawrence O'Neill.

*Attended later in the meeting.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; Antony McGuinness, Team Leader – Forward Planning; Ross Lee, Lead Planning Officer; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Daniel Lennie and Douglas McAllister.

Councillor Jim Finn in the Chair

CHAIR'S REMARKS

Prior to commencing with the business of the meeting, Councillor Finn, Chair, took the opportunity to wish everyone a Happy New Year, and thanked Councillor Docherty, Vice Chair, for chairing meetings during his period of sickness absence.

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 19 November 2019 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 18 November 2019, a copy of which forms Appendix 1 hereto, was submitted and noted.

OPEN FORUM

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

PLANNING APPLICATIONS

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

(1) DC19/203 – Erection of residential development at Farm Road, Duntocher, Clydebank by Barratt Homes West Scotland.

Reference was made to the site visit which had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report.

The Chair invited Ms Rose Harvie to speak on her own representation and also on behalf of Clydebelt in respect of theirs. The Committee also heard from Mr Alan Shields, Mr William Blair, Ms Marion Scanlan and Mr J.J. Connelly in respect of their representations in regard to the application.

The Chair then invited Mr David Campbell, agent, and Ms Heather Philp, on behalf of the applicant, to address the Committee. Mr Campbell and Ms Philp were heard in support of the application and in answer to Members' questions.

After consideration and having heard the Planning, Building Standards and Environmental Health Manager and the Team Leader – Forward Planning in answer to Members' questions, the Committee agreed to refer the application to the full Council for determination, expressing the provisional view that the application should be refused for the reasons set out in Section 9 of the report.

Note: Bailie Agnew entered the meeting while the above item was being introduced by the Planning, Building Standards and Environmental Health Manager.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short comfort break. The meeting resumed at 11.00 a.m., with same Members present as listed in the sederunt.

- (2) **DC19/186 – Residential development comprising 70, two storey terraced, semi-detached and detached houses with 65 two bedroom flats over three and four storeys with associated roads, parking and landscaping at Stanford Street, Clydebank by Turnberry Homes.**

Reference was made to the site visit which had been undertaken in respect of the above application. After discussion and having heard the Planning, Building Standards and Environmental Health Manager and the Lead Planning Officer in further explanation and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

- (3) **DC19/169 – Formation of a plot for a single house with associated access, parking and garden ground at land at Dillichip Loan, Bonhill by Mr John Burleigh.**

The Chair invited Mr Jack Fordy, on behalf of Bonhill & Dalmonach Community Council, objector, to come forward to address the Committee and he was heard in respect of his representation.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager and relevant officers in further explanation of the report and in answer to Members' questions, Councillor Finn, seconded by Bailie Agnew, moved:-

That the application be continued to the next meeting of the Committee, in order to enable further information to be obtained on trees and the road access/junction at the site.

As an amendment, Councillor McNair, seconded by Councillor Conaghan, moved:-

That the Committee agree the recommendation in the report and to grant planning permission in principle subject to the conditions set out in Section 9 of the report.

On a vote being taken, 4 Members voted for the amendment and 4 for the motion. There being an equality of voting, Councillor Finn, Chair, exercised his casting vote in favour of the motion which was accordingly declared carried.

NAME FOR A NEW COMMUNITY PARK AT THE FORMER ST EUNAN'S PRIMARY SCHOOL SITE IN CLYDEBANK

A report was submitted by the Strategic Lead – Regulatory requesting the allocation of a new name to a community park on the former St Eunan's Primary School site in Clydebank.

After discussion, the Committee agreed that Melfort Park be approved as the new name for the community park at this location.

The meeting closed at 11.40 a.m.

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PLANNING COMMITTEE

NOTE OF VISITATIONS – 18 NOVEMBER 2019

- Present:** Councillors Diane Docherty and Karen Conaghan.
- (The above lists Members who attended at least one site visit).
- Attending:** Pamela Clifford, Planning, Building Standards and Environmental Health Manager.

SITE VISITS

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

(1) **Former Highdykes Primary School site, Braehead, Bonhill**

DC19/144 – Erection of residential development comprising 49 terraced houses and cottage flats with associated roads, parking and landscaping by AS Homes (Scotland) Ltd.

(2) **Main Street, Renton**

DC19/193 – Demolition of existing Primary School & erection of new build education campus (including Renton Language & Communication Unit and Riverside Early Learning and Childcare Centre with associated parking and landscaping) by WDC.

APPENDIX 2

DC19/186 – Residential development comprising 70, two storey terraced, semi-detached and detached houses with 65 two bedroom flats over three & four storeys with associated roads, parking and landscaping at Stanford Street, Clydebank by Turnberry Homes.

GRANT full planning permission subject to the following conditions:-

1. Exact details, specifications and samples of all proposed external materials for the buildings shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site. This shall include details of all materials and finishes as scheduled in Section 8.5 of the approved 'Design and Access Statement' (Dated August 2019). Thereafter, the development shall be completed in accordance with the approved material details.
2. Prior to the brickwork associated with any housing unit/property being constructed or installed on site, a sample panel of all brickwork shall be constructed on site in order to determine the appropriate brick and colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
3. Prior to the commencement of development on site, full details of all hard surfaces, paths, walls and fences shall be submitted for the approval of the Planning Authority. This shall include details for all footpaths and path networks within the site as well as the surfacing and finishes for all public realm and open space areas. Thereafter, these shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.
4. Prior to the commencement of development on site, details of the design and location of cycle storage provision for houses/flats, street furniture (including bin stores) and lighting, shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority.
5. Prior to the commencement of development on site, details of measures to protect the trees and hedgerows located within and adjacent to the site (including those forming part of the tree belt to the northern site boundary) as outlined to be retained in the approved 'Tree Survey and Arboricultural Constraints Report' (Dated July 2019) shall be submitted for the written approval of the Planning Authority. The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning

Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.

6. Prior to the commencement of development on site, a detailed soft landscape scheme shall be submitted to and approved in writing by the Planning Authority. These details shall include a full planting schedule and maintenance arrangements. Once approved, this shall be implemented no later than the next appropriate planting season or after occupation of the 50th property. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details unless otherwise agreed in writing by the Planning Authority.
7. Further to condition 6 above and prior to the commencement of development on site, details of the design, appearance and maintenance arrangements for the proposed open space and public realm areas as shown on approved drawing 'Site Plan Open Space Areas (Drawing No. AL(0)03)' shall be submitted to and approved in writing by the Planning Authority. This shall include details for the area to the north of the site including the works associated with the connection points to the canal towpath and the maintenance for these areas. Thereafter, the development shall be undertaken in accordance with the approved details.
8. Prior to the commencement of development on site, full details of the design and location of all retaining walls and other retention features and associated levelling works required along the northern and eastern boundary of the site shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed retention and levelling details shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority. No changes or deviations from the approved and agreed levels and retention arrangements shall be undertaken without the further written consent of the Planning Authority.
9. All construction work on site relevant to the application shall be carried out in accordance with the recommendation and mitigation measures outlined within Sections 8.3 and 8.5 of the approved 'Extended Phase 1 Habitat Survey' (Dated June 2019) including those associated with the protection of foraging and commuting otters.
10. Further to condition 9 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place out with the main bird breeding season (i.e. outwith the period of April to July inclusive), and no demolition or ground or vegetation clearance works are permitted between April to July in this respect. If this is not possible, a suitably qualified ornithologist/ecologist shall be engaged to survey any buildings, grounds and trees immediately prior to such works to advise the applicant/contractor/developer of an bird nesting activity and of any actions required to protect birds.

11. Prior to the occupation of the 50th housing unit/property within the site, the drainage of surface water shall be completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved 'Drainage Strategy Report' (Dated August 2019) and the approved plans. The SUDS and associated features including the planted swales once installed shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
12. No housing unit/property shall be occupied until the vehicle parking spaces associated with that house unit have been provided within the site in accordance with approved plan 'Site Plan (Drawing No. AL(0)03 Rev A)'. 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.
13. Further to condition 12 and unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development with the site, details of the location and design of an electric charging point(s)/unit(s) to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging point(s)/unit(s) 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.
14. 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 the 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.

15. 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 Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
16. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of remediation works and prior to any dwellinghouse being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
17. If required, 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 measures. 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.
18. 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.
19. 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. Prior to placement of any of the material, 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.

20. 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.
21. 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.

22. No development shall take place on site until such a time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from all nearby industrial/commercial/recreational grounds. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme.
23. Further to condition 22 above and prior to the commencement of any development on site, a report (prepared by an independent suitably qualified person/consultant) which demonstrates compliance and validation of the measures outlined in the approved noise impact assessment shall be submitted to and approved in writing by the Planning Authority. In particular, this report shall demonstrate that any projections detailed within the noise attenuation scheme as part of the noise impact assessment are reliable and accurate. The measurements shall be carried out in accordance with

BS4142:2014: "Methods of rating and assessing industrial and commercial sound" (with respect to current best practice).

24. No development shall take place on site until such a time as a lighting impact assessment has been submitted to and approved in writing by the Planning Authority. This assessment shall take cognisance of and assess the impact of nearby sports pitches and their associated floodlights to the south of the site as well as the commercial and retail units to the north of the site. The lighting impact assessment shall include the following:

- Assessment and consideration of the potential for obstructive lighting affecting properties within the development site.
- Details of mitigation measures to negate any nuisance from the lights on the recreational grounds/sports pitches in particular.

Any such mitigation measures proposed shall thereafter be implemented prior to the occupation of the applicable housing unit/property to which they apply/relate and shall be maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.

25. 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.
26. No development shall commence on site until details for the storage and the collection of waste arising from the development 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.
27. 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
28. Prior to the commencement of development on site, full details of all soft and water landscaping works shall be submitted to and approved in writing by the Planning Authority. These details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:

- The species, number and spacing of trees and shrubs.
- Drainage details including SUDS.

The details shall be implemented as approved at a timescale to be agreed with the Planning Authority. It shall remain in force for the life of the development and no subsequent alterations to the plan shall take place unless firstly approved in writing by the Planning Authority in consultation with Glasgow Airport.

29. Prior to the occupation of the first housing unit/property 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.
30. Unless otherwise agreed in writing, no development shall commence on site until a Travel Plan which includes details promoting sustainable travel to and from the site and appropriate measures and actions to reduce car dependence for the development is submitted for the written approval of the Planning Authority. The Travel Plan shall include details of all of the measures and proposals as set out within approved document 'Sustainable Transport, Active Travel and Parking Technical Report' (Dated December 2019) and shall also comply with Planning Advice Note 75 (PAN75). The approved Travel Plan and the associated measures and actions shall be in place and implemented in full prior to the occupation of the 50th housing unit/property associated with the development and maintained as such unless otherwise agreed in writing by the Planning Authority.
31. Prior to the occupation of the first housing unit/property within the site, the works required to form the emergency vehicular access for the development shall be implemented and constructed in full in accordance with the approved details. Thereafter and once constructed, the emergency vehicular access shall be made available for unrestricted use at all times and shall be maintained as such within the site for the lifetime of the development.