

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Council Chamber, Clydebank Town Hall, Clydebank, on Wednesday, 3 August 2022 at 10.00 a.m.

Present: Councillors Karen Conaghan, Ian Dickson, Gurpreet Singh Johal, June McKay, Lawrence O'Neill, Chris Pollock and Hazel Sorrell.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Alan Williamson, Team Leader, Development Planning and Place; Raymond Walsh, Roads Coordinator; Nigel Ettles, Section Head – Litigation (Legal Officer); and Nicola Moorcroft, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillors Diane Docherty and Daniel Lennie

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 8 June 2022 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 6 June 2022, a copy of which forms Appendix 1 hereto, was submitted and noted subject to the addition of Councillors Karen Conaghan and Ian Dickson to the attendee list.

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 Planning, Building Standards and Environmental Health Manager – in respect of the following planning applications:-

(a) DC22/058/FUL - Part use of restaurant car park for hand car-wash facility, with associated works inclusive of office and canopy at Dumbarton Road, Milton, G82 2TN by Happy Lettings and Property

Reference was made to a site visit that 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 and in answer to Members' questions.

The Chair invited Mr Ahmad, the applicant, to address the Committee. Mr Ahmad was heard in respect of the application and in answer to Members' questions.

After discussion having heard the Planning, Building Standards and Environmental 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 2 hereto.

(b) DC22/096/FUL - Change of use to allow fitting of tyres to motor vehicles together with associated works (retrospective), by Mr K Connelly, KMC Tyres & Recovery.

Reference was made to a site visit that 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 and in answer to Members' questions.

The Chair invited Mr Euan Pearson, applicant's agent and Mr Connelly, the applicant, to address the Committee. Both Mr Pearson and Mr Connelly were heard in respect of the application and in answer to Members' questions.

After discussion, having heard the Planning, Building Standards and Environmental Health Manager in further explanation, and in answer to Members' questions, the Committee agreed to refuse planning permission.

(c) DC21/039/FUL - Extension to existing shop unit for use as a hot food Takeaway, at 40 Mountblow Road, Clydebank by Mrs Shaneen Majeed

Reference was made to a site visit that 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 and in answer to Members' questions.

The Chair invited Amanda Mactaggart, objector, to address the Committee. Ms Mactaggart was heard in support of her objections and in answer to Members' questions.

The Chair invited Mr Stephen McQuiston, applicant's agent and Mr Hashir Raihan, the applicant, to address the Committee. Both Mr McQuiston and Mr Raihan were heard in respect of the application and in answer to Members' questions.

After discussion, and having heard the Planning, Building Standards and Environmental Health Manager in further explanation and in answer to Members' questions, Councillor Lawrence O'Neill moved, seconded by Councillor Hazel Sorrell, that planning permission be granted subject to the conditions set out in Section 9 of the report.

As an amendment, Councillor Chris Pollock, seconded by Councillor Ian Dickson moved that the Committee refuse planning permission due to the potential detrimental impact on the neighbourhood.

On a vote being taken, 4 members voted in favour of the amendment and 3 members voted for the motion. The amendment was accordingly, declared carried.

PERMITTED DEVELOPMENT RIGHTS CONSULTATION

A report was submitted by the Planning, Building Standards and Environmental Health Manager, seeking agreement to submit a response to Scottish Government consultation on the review of permitted development rights.

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:-

- (1) the proposed Council responses set out in Appendix 1 of the report; and
- (2) that the response to Question 4 includes 'or within 1m of the upstand'.

The meeting closed at 11.30 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 6 JUNE 2022

Present: Councillors Diane Docherty, Gurpreet Singh Johal, Lawrence O'Neill and Chris Pollock

Attending: Pamela Clifford – Planning, Building Standards and Environmental Health Manager; James Hall – Policy Planning Officer and Gillian Neil – Biodiversity Officer

SITE VISITS

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

144 Mirren Drive, Duntocher, Clydebank, G81 6LD

DC22/052/FUL – Installation of decking (Retrospective).

Supermarket 36 Glasgow Road, Dumbarton, G82 1QZ

DC21/178/ADV – Range of advertisements include fascia signs and freestanding 8m high double sided pole sign (associated with proposed coffee shop and drive-thru facility subject to application DC21/176/FUL).

TPO - Brucehill Cliffs Felling of trees within Brucehill Cliffs Tree Preservation Order area.

DC22/058/FUL - Part use of restaurant car park for hand car-wash facility, with associated works inclusive of office and canopy at Dumbarton Road, Milton, G82 2TN by Happy Lettings and Property.

GRANT planning permission subject to the following conditions:-

1. Notwithstanding the approved plans, details and specifications of the proposed external colour of the office/store 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 unless an alternative is otherwise agreed in writing by the Planning Authority.
2. Prior to works commencing on the development hereby approved, details of onsite drainage infrastructure shall be submitted for the written approval of the Planning Authority. The details shall ensure that no water shall be discharged onto the public road or into the road drainage system. The approved drainage infrastructure shall then be installed prior to the commencement of the use hereby permitted and maintained in an operational condition at all times.
3. Prior to works commencing on the development hereby approved, details of a risk assessment for managing water/ice on the car park surface shall be submitted for the written approval of the Planning Authority. Any recommendations and mitigations within the approved assessment shall then be followed at all times.
4. Prior to the commencement of the use hereby approved, details for the storage and the collection of waste arising from the proposed development hereby approved shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place for the commencement of the use and thereafter maintained for the lifetime of the development.
5. Notwithstanding the approved plans, there shall be no drainage connection to the trunk road drainage system.