

Agenda



Planning Committee

Date: Wednesday, 11 March 2020

Time: 10.00

Venue: Council Chamber,
Clydebank Town Hall, Dumbarton Road, Clydebank

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty (Vice Chair)
Councillor Daniel Lennie
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 27 February 2020

PLANNING COMMITTEE
WEDNESDAY, 11 MARCH 2020

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 – 8

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 12 February 2020.

4 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

5 PLANNING APPLICATIONS

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications:-

Continued Application

- (a) 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.

9 - 22

New Applications

- (b) WP/98/076 & DC02/447 – Review of Minerals Permission and extension at Sheephill Quarry, Milton, Dumbarton by William Thompson.

23 – 52

- (c) DC19/200 – Change of use from vacant land to one pitch caravan park, erection of amenity block etc. (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.

53 – 60

6 PLANNING PERFORMANCE FRAMEWORK 2018-19 61 – 142

Submit report by the Strategic Lead – Regulatory informing on the recent comments received from the Scottish Government and the peer review regarding the Planning Performance Framework submitted by the Council for 2018-19.

7 STREET NAME FOR NEW HOUSING DEVELOPMENT 143 - 145
SITE AT FORMER AITKENBAR PRIMARY SCHOOL SITE,
HOWATSHAWS ROAD, DUMBARTON BY WEST DUNBARTONSHIRE
COUNCIL

Submit report by the Strategic Lead – Regulatory recommending the allocation of a street name to a road within the new housing development at Howatshaws Road, Dumbarton.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 12 February 2020 at 10.03 a.m.

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

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; Ross Lee, Lead Planning Officer; Ashley Mullen, Place and Design Officer; Pat Hoey, Service Coordinator, Environmental Health; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apology: An apology for absence was intimated on behalf of Councillor Douglas McAllister.

Councillor Jim Finn 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 22 January 2020 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 21 January 2020, 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 APPLICATION

A report was submitted by the Strategic Lead – Regulatory in respect of the following planning application:-

DC19/235 – Change of use from beauty parlour to café (retrospective) at 129 Main Street, Renton by Mr Duncan Wrethman.

Reference was made to the site visit which had previously been undertaken in respect of the above application. During consideration, the Planning and Building Standards and Environmental Health Manager, the Section Head – Litigation and the Service Co-ordinator, Environmental Health were heard in further explanation and in answer to Members' questions.

The Chair invited Ms Susan Connolly, objector, to come forward to address the Committee and she was heard in respect of her representation and in answer to Members' questions.

The Chair then invited Mr Duncan Wrethman, applicant, to address the Committee. Mr Wrethman was heard in support of the application and in answer to Members' questions.

After discussion, Bailie Agnew, seconded by Councillor Casey, moved:-

That the application be refused on the basis that the proposed use would have a detrimental impact on adjacent and neighbouring residential properties by virtue of smell and odour nuisance generated from the type and method of cooking/menu at the café. The proposal was therefore unacceptable and contrary to Policies RET7 and GD1 of the adopted West Dunbartonshire Local Plan (2010), Policies BC4 and DS1 of West Dunbartonshire Local Development Plan 1: Proposed Plan (2016) and Policy H4 of West Dunbartonshire Local Development Plan 2: Proposed Plan (2018).

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

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

On a vote being taken, 4 Members voted for the amendment and 5 for the motion which was accordingly declared carried.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short comfort break. The meeting resumed at 11.10 a.m., with the same Members present as listed in the sederunt.

DESIGN CODES - QUEENS QUAY, CLYDEBANK

A report was submitted by the Strategic Lead – Regulatory seeking approval of the draft Queens' Quay Design Codes.

Reference was made to an email sent to all Elected Members, making representations on this matter, from a Mr Paul O'Donnell of Dawn Developments Ltd. It was noted that the Planning and Building Standards and Environmental Health Manager was arranging to meet with Mr O'Donnell, along with other appropriate officers, and that following this meeting a Members Briefing Note would be circulated to Members of the Committee.

After discussion and having heard the Planning, Buildings Standards and Environmental Health Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the Queens' Quay Design Codes document set out in Appendix 1 to the report, for consultation for an extended period of 9 weeks.

PLANNING PERFORMANCE AND FEES CONSULTATION

A report was submitted by the Strategic Lead – Regulatory informing of the Scottish Government's "Planning Performance and Fees" consultation, and requesting consideration of the Council's response.

Having heard the Planning, Buildings Standards and Environmental Health Manager and the Section Head - Litigation, the Committee agreed that Appendix A to the report would form the Council's response to the consultation paper.

DECISION ON APPEAL AGAINST PLANNING APPLICATION FOR PETROL FILLING STATION, A JET WASH FACILITY AND ALTERATIONS TO THE CAR PARK AT LIVINGSTONE STREET, CLYDEBANK (DC18/209)

A report was submitted by the Strategic Lead – Regulatory informing on the outcome of the above planning appeal.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to note, with satisfaction, the decision taken by the Department of Planning and Environmental Appeals (DPEA) to refuse the appeal and uphold the Council's decision.

The meeting closed at 11.30 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 21 JANUARY 2020

Present: Councillors Karen Conaghan and Marie McNair.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Antony McGuinness, Team Leader – Forward Planning; Erin Goldie, Team Leader – Development Management and Ross Lee, Lead Planning Officer.

SITE VISITS

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

(1) Farm Road, Duntocher, Clydebank

DC19/203 – Erection of residential development by Barratt Homes West Scotland.

(2) Dillichip Loan, Bonhill

DC19/169 – Formation of a plot for a single house with associated access, parking and garden ground at land by Mr John Burleigh.

(3) Stanford Street, Clydebank

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 by Turnberry Homes.

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee 11th March 2020

Subject: **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 (DC19/169).**

1. Purpose

- 1.1** To provide the Committee with an update following continuation of the above planning application at the January Planning Committee.

2. Recommendations

- 2.1 Grant planning permission in principle** subject to the conditions set out in Section 9 of the report to 22nd January 2020 Planning Committee(Appendix 1).

3. Background

- 3.1** The Planning Committee on 22nd January 2020 agreed to continue the above application in order to enable officers to review and assess the possibility of applying a Tree Preservation Order (TPO) to trees located within the application site and for further clarification on the requirement and necessity for the access road and junction works proposed as part of the application.

4. Main Issues

Assessment of Trees

- 4.1** Initial discussions have taken place with the Council's Greenspace Service and a site visit has been undertaken with the Council's Tree Officer to review and assess each of the trees located within the application site. Following assessment, it was not considered that there were any specimens (either collectively or individually) within the site that were of particular quality or met with the specific criteria whereby they would warrant designation under a Tree Preservation Order.
- 4.2** Notwithstanding this, Condition 1 i) proposed as part of the application remains in place and would require a full tree survey to be carried out to assess the health and condition of all trees within the site and justify any trees to be removed. For trees being retained on site, Condition 5 also requires tree protection measures to be submitted and thereafter implemented to ensure sufficient safeguarding to protect the health and vitality of the trees. These matters would be assessed and considered at detailed application stage.

Access and Junction Works

- 4.3** The Council's Road Service have provided further clarification on the junction and access works proposed as part of the application. Dillichip Loan itself is adopted however it is in need of repair. This development is an opportunity to make improvements to the road network around the site including the junction into Dillichip Loan and the surface of the road extent itself. The principle of both the works to the road junction and the access road parallel to site as proposed by the applicant are considered acceptable by the Councils Roads Services.
- 4.4** Condition 4 as proposed will ensure that exact details of the construction, materials and make-up of these works (including the shared surface and junction works) are considered in full at detailed application stage as to meet with both planning and roads requirements.

5. People Implications

- 5.1** None.

6. Financial and Procurement Implications

- 6.1** There are no financial or procurement implications in terms of this report.

7. Risk Analysis

- 7.1** No risks have been identified.

8. Equalities Impact Assessment (EIA)

- 8.1** Not required.

9. Consultation

- 9.1** Consultation was undertaken as part of planning processes associated with the planning application.

10. Strategic Assessment

- 10.1** There are no strategic issues.

Peter Hessett

Strategic Lead - Regulatory

Date: 11th March 2020

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Email: Pamela.Clifford@west-dunbarton.gov.uk.

Appendix 1 : Planning Committee Report : Ref DC19/169 (22/01/20)

Background Papers: None

Wards Affected: Ward 2

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead - Regulatory

Planning Committee: 22nd January 2020

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.

1. REASON FOR REPORT

- 1.1** The application is subject to objections including a representation from a Community Council. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** planning permission in principle subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site relates to an area of land situated immediately off Dillichip Loan, Bonhill which is accessed by and directly feeds off Main Street, Bonhill. This road provides access to the land associated with the application site but also Diageo Whiskey Bond warehouses which are located at the termination of the road to the west of the site. The land associated with the site extends to approximately 0.15 hectares. The applicant owns a significantly larger area of ground which extends to the west of this application site, however this does not form part of the application site. The site itself is brownfield and historic records show that it previously accommodated a group of tenement buildings which provided accommodation for workers of the former Dillichip Dye Works factory which was located nearby to the site. Since these have been demolished the site had lay vacant and undeveloped.
- 3.2** The site is neighboured to the north by Dillichip Loan Road and thereafter residential properties, to the east by residential properties and to the west and south by grassland and woodland. The site is now grassed and comprises of both scrub and bracken coverage. There are a number of trees within the site including most notably along the southern and eastern side boundaries respectively.
- 3.3** Planning permission in principle for a single house is sought on the site. The details indicate that the vehicular access is to be taken direct from Dillichip Loan and indicatively show the footprint for a single house, an internal driveway and the general parking arrangements. No details of the specific

design, scale, layout, size or appearance of the house have been included at this stage.

- 3.5** In support of the application, alongside the proposed site plan, an Ecology Assessment /Survey and Traffic Survey Report have been included.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service and West Dunbartonshire Council Environmental Health Service have no objections to the proposed development subject to conditions.

- 4.2** SEPA, Scottish Water and West of Scotland Archaeological Service have no objections to the proposed development.

5. REPRESENTATIONS

- 5.1** Three letters of representations have been received, objecting to the application including one from Bonhill and Dalmonach Community Council. A summary of the points raised are as follows:

- Removal of pavements outside the application site at the junction of Main Street will impact and affect road users and pedestrian safety.
- Objection to road widening at junction of Dillichip Loan from the adjacent Main Street.
- Concern regarding the applicants removal of trees within the site without permission.
- Impact of removal of trees on wildlife habitat within the site.
- Issues with historic flooding within the site which has not been addressed or considered as part of this application.
- Potential for a larger development comprising of more residential units as opposed to a single plot.
- Objection to applicant setting fires and illegal dumping on the site and surrounding area.
- Concern regarding ownership of access road and ongoing maintenance arrangements.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. In this regard the principle of development on this historic brownfield site and location is supported by the local plan. Policy H4 sets out standards expected of residential development, requiring high quality design in terms of form, layout and materials. Policy H5 and GD1 seeks to ensure that all new

development is of a high quality of design and respects the character and amenity of the area including residential amenity.

- 6.2 Policy R2 specifies the open space provision required for all developments. Policies F1 & F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure.
- 6.3 Policy E1 and E3A relates to the biodiversity when considering the impacts of development and is relevant noting the sites proximity to a designated nature conservation site. Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting.
- 6.4 The proposal complies with all the relevant policies contained in the Adopted Local Plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1 On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2 Policy DS1 seeks to ensure a high design quality all development including expectations for housing. Policy DS2 sets out the settlement strategy for the Council and dictates that the most sustainable locations for new development are within existing towns and villages (the urban area), particularly where it re-develops vacant and derelict land.
- 7.3 The site is located within the settlement of Bonhill in a residential area and policy BC4 is applicable which supports the principle of residential development at such locations, provided there is no adverse impact on neighbouring amenity or character of an area. The principle of development is supported by this policy and this is considered further in section 7 below.
- 7.4 The consideration of policies DS6, DS7, GN3 and GN5 with regards to, flooding and drainage, contamination matters and protected species and trees are similar to that of the Adopted Plan.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.5 On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.

- 7.6** Similarly to policy DS1 of Proposed Plan 1, Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming).
- 7.7** Policy H4 requires development to protect, maintain or enhance the residential character and amenity of existing residential areas.
- 7.8** Policy ENV1, ENV4, ENV5, ENV6 and ENV9 are similar to the tree, flooding and contaminated land policies of the Adopted and Proposed Plan 1 policies. Policy ENV9 is of particular relevance in this instance noting the history of the site and surrounding area and requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. It is considered that the proposals comply with the above policies.

Principle of Development

- 7.10** The principle of a single house at this particular location is acceptable as the site forms part of an existing residential area. Furthermore, there are no environmental protections or designations on the site which would directly prohibit or conflict with the acceptability of a house at this location.
- 7.11** The location of the plot is acceptable with the development of this site representing a natural continuation of the residential street pattern for the area and complimenting and balancing those houses present at Dillichip Gardens across the other side of Dillichip Loan. With regards to the layout shown on the proposed site plan, whilst only indicative, this does demonstrate that the application site is comfortably capable of accommodating a single house. The consideration of the detailed design, scaling and layout of the house and all associated plot features would be assessed as part of a prospective detailed application for approval.
- 7.12** Noting the general house types and styles within the locality, planning conditions are recommended restricting the permission to a single house and setting out a requirement for the height of any such house to be no larger than one/one a half storey in scale.

Technical Matters

- 7.13** Noting the site history and the proximity of the former Dillichip Dye Works to the application site, the Council's Environmental Health Service have requested planning conditions be imposed regarding site investigation reports and potential remediation and mitigation measures. These would be submitted as part of any detailed application and Environmental Health would review these at this time.

- 7.14** With regards to flooding and drainage matters, SEPA and Scottish Water have advised that they have no objections and there are no identified significant flooding constraints on the site. Details requiring drainage arrangements for the development can be addressed by condition and assessed at the detail stage.
- 7.15** WOSAS have reviewed the archaeological records available for the site and have advised that noting the former buildings and the nearby dye works (which date back to circa 1870) they have confirmed that there is a reasonable chance of unearthing unrecorded remains during construction. They have requested an archaeological watching brief be carried out and this matter can be addressed through condition.

Parking, Road and Traffic Matters

- 7.16** Indicatively an access road and parking arrangements for the proposed house have been shown on the proposed site plan provided with this directly feeding off of Dillichip Loan. This is considered acceptable and that the access to the site would be able to meet the appropriate standards.
- 7.17** Whilst objections have been made to the removal of the sections of pavements as well as the widening of the adjacent public road and its re-surfacing, the Council's Roads Service have no objection to any of these works taking place. The Council's Road Service has assessed the development including the proposed access and junction upgrades to the adopted section of public road as well as the submitted traffic survey and have advised that they have no objections to the principle of development subject to appropriate conditions.

Ecology and Tree Considerations

- 7.18** An Ecological Survey concludes that whilst the site is in close proximity to Dillichip Grasslands which is a designated 'Local Nature Conservation Site', the site itself consists mainly of disturbed ground and has limited ecological value. It also states that there are no protected species resident on site or adjacent to the site at the time of the assessment. Notwithstanding the above, a condition is proposed requiring an updated Ecology Report to be provided at the detailed application stage to confirm that on-site circumstances have not changed since the previous assessment.
- 7.19** Whilst representations have expressed concerns that trees have been removed on site prior to the submission of the application, there is no designations on these specimens which would prohibit their removal from a planning perspective. Notwithstanding this, as per the recommendation in the Ecological Survey, conditions can be included to ensure the protection of the remaining trees on the northern and eastern boundary as part of the development unless justification is provided for their specific removal through an additional tree survey report.

Other Matters Raised in Representations

- 7.20** Further points have been raised in representations including a concern that the applicant is seeking permission for a larger residential development of up to 14 units and issues in terms of the applicants activity of setting fires on the site and the dumping of waste material both on the site and surrounding land. The application is for one house and if approved permission would be granted for one house only. In terms of the setting of fires and dumping of waste material, this has been previously addressed by the Council's Environmental Health Service and this site continues to be monitored by them.

8. CONCLUSION

- 8.1** It is considered that the principle of a single house at this location is in compliance with the requirements of the applicable policies of both the adopted and proposed local plans and would be an acceptable use of the site.

9. CONDITIONS

1. Permission is hereby granted for one single house only.
2. No development shall commence until such time as approval of the detailed design of the single house (hereinafter called "the matters specified in conditions") has been granted by the Planning Authority. Any application for approval of matters specified in conditions shall be submitted before the expiration of three years from the date of this planning permission in principle and shall include:
 - a) The overall site layout/internal layout of the plot;
 - b) The orientation, size, height, design and external appearance of the proposed house;
 - c) The means of drainage and sewage;
 - d) Details of the full access arrangements;
 - e) Provisions for car parking;
 - f) Boundary walls/fences to be erected and/or retained;
 - g) Existing and proposed site levels and floor levels;
 - h) Hard and soft landscaping for the site;
 - i) A Tree survey(s) which covers an assessment of the health of the trees, presence of protected species, demonstrates that no damage to trees from the development, or, if trees are to be affected, a suitable mitigation scheme is to be put in place.
 - j) The provision of private open space within the plot to West Dunbartonshire Council's Residential Design Guidance Standards.
3. Notwithstanding the details as indicatively shown on approved drawing 'Proposed Plans (Drawing No. 2019/807/01), the house hereby approved shall be either single storey or one-and a half storey in height and shall be of similar scale and character to the existing houses neighbouring the site on Main Street and Dillichip Gardens respectively. The design and layout shall also include the following features:

- a) The house shall be positioned as such that it is in close proximity to the northern site boundary of the site and demonstrates an active frontage onto Dillichip Loan.
 - b) Car parking shall be provided for 2 cars (or 3 cars if more than 3 bedrooms are provided) and shall comprise a driveway which meets within the relevant roads standards and requirements.
 - c) A driveway accessed by a footway crossing which is designed and provide details which demonstrate conformity to the standards set out the Roads Development Guide.
 - d) Surface water drainage arrangements shall incorporate the principles of Sustainable Urban Drainage Systems (SUDS).
4. Prior to the commencement of development on site, details of the exact construction and material make-up of the shared surface area and proposed junction works (including the removal of pavements) as shown on approved drawing 'Proposed Plans (Drawing No. 2019/807/01)' shall be submitted to and approved in writing by the Planning Authority. These details shall show provision for a 2 metre wide footway to be constructed along the frontage of the development site. Thereafter these road works and upgrades shall be completed in accordance with the approved details prior to the occupation of the house.
 5. Further to condition 1 part h) and i) above these details shall include specific measures to protect trees located within and adjacent to the site (including those forming part of the tree belt on the southern elevation of the site). 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. 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 of the site (irrespective of whether this contamination originates on the site).
 - b) An assessment of the potential risks (where applicable) to:
 - Human health
 - Property
 - 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.
7. 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.
 8. 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 also be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.
 9. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
 - Mondays to Fridays: 0800-1800
 - Saturdays: 0800-1300
 - Sundays and public holidays: No working
 10. 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 the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472-1: 2008 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared

by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

11. Prior to the commencement of development on site and notwithstanding the approved 'Ecological Constraints Survey' (Dated: December 2018) an updated ecological survey/assessment shall be submitted to and approved in writing by the Planning Authority. This shall either confirm that the findings and recommendations of the original survey remain valid or alternatively outline further recommendations as required based on current circumstances. Thereafter, the recommendations contained within this updated ecological survey shall be implemented prior to any other work commencing on site and maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.
12. 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 to and approved in writing by the Planning Authority. 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 Planning Authority in agreement with the West of Scotland Archaeological Service (WOSAS).

Peter Hessett
Strategic Lead - Regulatory
Date: 22nd January 2020

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. West Dunbartonshire LDP - Proposed Plan 2
5. Scottish Planning Policy (SPP)
6. Consultation responses
7. Representations

Wards affected: Ward 2 (Leven)

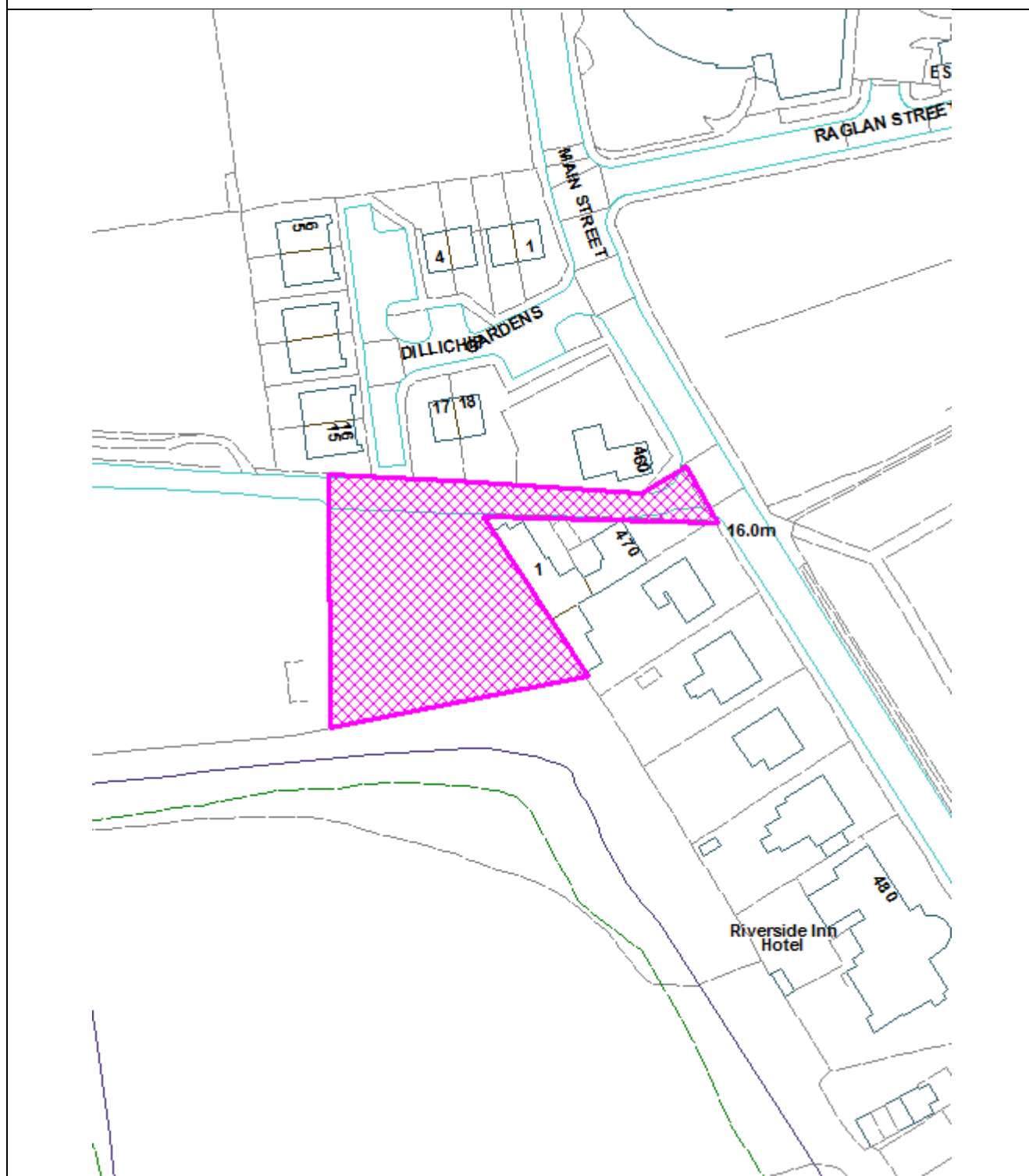
Map Register No: HQ633

Date: 8 January 2020

DC19/169

Formation of a plot for a
single dwelling with
associated access, parking
and garden ground.

Development Site
Dillichip Loan
Bonhill
Alexandria



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 11th March 2020

WP98/076: Review of Minerals Permission (ROMP)

DC02/447: Extension to Quarry, Sheephill Quarry, Milton, Dumbarton

1. REASON FOR REPORT

- 1.1 The Planning Committee in 2005 were minded to approve the planning application for the extension and agree the conditions for the Review of Minerals Permission (ROMP) subject to the signing of a Legal Agreement. The decisions on the respective applications for the ROMP and the planning permission for the extension area were not issued as the required Legal Agreement had not been signed due to difficulties on the part of the applicant in securing all of the necessary signatures. The applicant is now in a position to conclude the legal agreement and given the passage of time the applications require to be agreed by the Planning Committee.

2. RECOMMENDATION

- 2.1 That the Committee **accept the agreed conditions** set out in Section 9 and authorise officers to issue the Review of Minerals Permission(WP98/076)
- 2.2 That the Committee indicate that it is **Minded to Grant** full planning permission for an extension area, and delegate authority to the Planning, Building Standards and Environmental Health Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement in terms of the restoration bond(DC02/447).

3. DEVELOPMENT DETAILS

- 3.1 The quarry site is on the north side of the A82 between Milton and Bowling, and is accessed directly from the Dunglass roundabout. The approved area of the quarry extends to 32.5 hectares and was granted permission (on appeal) by the then Secretary of State on 3rd November 1949. It is located behind Sheep Hill and Auchentorlie Woods and is otherwise bounded mainly by field boundaries to the east and north, and by the residential properties of Miltonhill which abut the site to the west. The quarry produces crushed rock aggregate for an established client base from Argyll and Bute to North Lanarkshire and Ayrshire to Stirling /Falkirk. Outstanding reserves in the quarry were estimated at 22.3 million tonnes in January 2020. There is a processing plant situated within the excavation area for the crushing of rock. At present the quarry has 75 employees.

- 3.2** This conjoined report considers two applications - the Review of Minerals Permission (ROMP) and a planning application for an extension to the operational quarry. The Review of Minerals Permission (ROMP) is not a normal application for planning permission as no planning permission is being sought. The main purpose is to allow quarries to work under modern conditions with a set of conditions to be agreed between the operator and the Planning Authority. Presently the Quarry can work unrestricted and can operate 7 days a week, 24 hours a day. The agreed conditions would allow the quarry to operate under more restricted and modern conditions which take into account amenity, environmental and landscape matters.

The second application (DC02/447) is to extend the existing operational extraction area of Sheephill Quarry. The extension would measure approximately 1.53ha at the north western boundary of which some 1.07ha relates to the proposed excavation area. This application is to allow for an area of land which would be 'swapped' with the western part of the existing quarry consent to the rear of the residential properties in Miltonhill. No work has commenced on the extension area.

Background

- 3.3** Planning permission for Sheephill Quarry was granted on appeal by the then Secretary of State for Scotland on 3 November 1949, subject to seven conditions which are contained in Appendix 1. That planning permission allows the quarry to operate until 2042. At the time of the permission the planning system was in its infancy, and the permission included far fewer conditions to safeguard environmental and amenity interests than would be normal today. In order to address the issue of old minerals consents such as Sheephill Quarry, the Environment (Scotland) Act 1995 required that all operating quarries be identified by Planning Authorities and that quarry operators apply for a review of their planning conditions known as a "Review of Minerals Permission" (ROMP).
- 3.4** A ROMP application is not an application for planning permission, and it does not seek permission for any new works beyond those which were authorised by the original permission. Rather, the purpose of the ROMP is to bring the planning conditions up to date, with the new conditions being agreed between the operator and the Planning Authority based on current best practice methods and environmental procedures. The ROMP application does not revisit the principle of whether the quarry should be allowed, as this has been established by the existing permission, and the new conditions should not affect the economic viability of the quarry. In the event of a Planning Authority imposing new conditions which did impact upon the viability of the quarry, the Council may be required to compensate the quarry operator accordingly.
- 3.5** In the case of Sheephill Quarry, the Council gave notice to the operator on 10 March 1997 that the quarry had been classified as an Active Phase 1 Site and that an application for a ROMP would therefore be required. This application was duly submitted on 26 April 1998, and following discussions the Council indicated on 15 December 1998 that an Environmental Impact Statement should be carried out. The Environmental Statement was not submitted until March 2003. The consideration of the ROMP application highlighted the fact that the original 1949 permission has a site boundary which immediately

adjoins the Miltonhill residential area which was built in the 1960s. Under the terms of the 1949 permission, the quarry could continue to operate right up to the edge of Miltonhill, which would be likely to adversely impact upon the amenity of the neighbouring houses, and this relationship between an operational quarry and a residential development would not accord with current good practice.

3.6 Meanwhile, a separate application for planning permission to further extend the potential extraction area of Sheephill Quarry was submitted in 2002 (application DC02/447). The proposed new extension would enlarge the quarry boundary by approximately 1.53ha on its north western boundary, but this area would include buffer zones and the actual excavation area would only be extended by 1.07ha. The intention behind the planning application for the new extension was that the existing permission to develop next to Miltonhill would be “swapped” for the new consent to develop the north western extension.

3.7 Both the ROMP and the planning application for the extension were presented to the January 2005 Planning Committee, and were continued until the February 2005 Committee to enable a site visit and hearing to take place. At that meeting a hearing took place and objectors and the agent for the applicant addressed the Committee. The report into the ROMP application was prepared for the January committee meeting and recommended a set of new conditions, but it is understood that these proposed conditions had not been agreed with the applicant. A meeting then took place between the applicant and officers prior to the February Planning Committee meeting, at which a number of amendments to the recommended conditions were discussed, but the report was not updated for the February committee meeting, and the discussion was reported to the Committee orally. A copy of the planning application reports are contained in Appendix 2. The Committee’s decision was as follows:

- *“That amended conditions similar to those outlined in the Director’s report, details of which are contained in the Appendix hereto, be imposed for the future quarry operations;*
- *That authority be delegated to the Director of Development and Environmental Services to finalise the conditions to the Review of Minerals Permission to the quarry extension; and*
- *That the planning consent would not be issued until the existing planning consent was revoked by either a Section 75 Agreement or a Section 65 Order and until a restoration bond was signed and delivered or otherwise provided for”.*

3.8 The decisions on the respective applications for the ROMP and the planning permission for the extension area were not issued as the required Legal Agreement had not been signed due to difficulties on the part of the applicant in securing all of the necessary signatures. Updates on the progress of the two applications were presented to the Planning Committee meetings in 2008, 2012 and 2013. It is only recently that the applicant’s agent has advised that all necessary signatures can be secured and the legal agreement can be signed so the restoration bond can be delivered. In October 2019, all neighbours within 20 metres of the quarry site, all previous objectors, and

Community Councils were notified that the Council were now in a position to return the ROMP and the extension applications back to Committee. In the notification, the background to both applications was explained and a 21 day period was given to submit comments. The applications were also advertised in the local press.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service have no objection to the applications.
- 4.2** Transport Scotland have no objections and is satisfied that the development will not give rise to any significant environmental impacts associated with an increase in traffic on the trunk road.
- 4.3** West Dunbartonshire Council Environmental Health Service has no objections subject to conditions requiring noise levels to meet the terms of PAN 50.
- 4.4** SEPA are satisfied with the updated surface water management plan and have no objections to the applications.
- 4.5** Historic Environment Scotland have no comments on the conditions associated with the ROMP. The proposed extension area will have an impact on the setting of the scheduled ancient monument of Sheephill fort but do not object. The extension will read as part of the existing quarry and it does not raise issues of national significance.
- 4.6** Scottish Water and Scottish Natural Heritage have no comments to make on the proposal.
- 4.7** West of Scotland Archaeology Service have indicated that in terms of the ROMP application that any sites discovered during the soil stripping will be "excavated, analysed and published". In terms of the extension the necessary archaeological investigation should be secured by the attachment of a condition requiring the implementation of a programme of archaeological works.

5. REPRESENTATIONS

- 5.1** Eight letters of representations including Bowling and Milton Community Council and Silvertoun and Overtoun Community Council have been received. One letter of support has been received which supports the extension application.

The reasons for objection are summarised as follows:

- The proposed operating hours are not in keeping with modern standards and are excessive and unnecessary. The operating hours presented to the Planning Committee in 2005 are reasonable;
- The proposed operating hours would result in the significant loss of amenity for local residents in the form of noise and light pollution early in the morning and late in the evening;

- The requirement for works to be carried out below ground level within certain periods is insufficiently clear in its intention;
- The proposed operating hours exceed those granted for the neighbouring Dumbuckhill Quarry;
- The applicant should ensure that the levels stipulated in the assessments are met and that regular checks are carried out;
- No noise survey was carried out at Middleton Farm, the property closes to the proposed quarry extension;
- The renewal and proposed extension would be contrary to local planning policies;
- The proposed extension is in the Greenbelt and would involve the removal of a large section of a hillside in a countryside location;
- There would be a major permanent and detrimental impact on the landscape and scenic skyline and it would restrict access to the Kilpatrick Hill;
- Part of the quarry site is a Site of Importance to Nature Conservation and is protected under the adopted Local Plan;
- The extension borders with a designated Core Path and it would be impossible to maintain safe public access to the path if consent is granted;
- Blasting operations would require the path to be closed either intermittently or permanently;
- Middleton Farm was not neighbour notified when the current planning application was submitted in 2002 nor residents of Treedom Cottage or Milton Brae and therefore they were denied the opportunity to object to the planning application prior to 2005 Planning Committee;
- The landscape information, national environmental standards and planning requirements in the Environmental Statement prepared in 2002 needs updated and does not reflect changes in the adjacent area;
- The arguments presented to justify the extension are meagre and contradictory such as providing employment, enhanced safety, benefits to the residents of Milton Hill;
- It is never been shown that the proposed extension area and Milton Hill are of equal value;
- There are practical challenges to excavating Milton Hill making it extremely doubtful whether the operator would ever be able to do so;
- The ROMP and extension application are legally distinct, with the latter being presented as a solution to the issue of excluding the Miltonhill buffer area from future quarrying;
- An application for significant changes to the area worked at Dumbuckhill Quarry was rejected by the Planning Committee and rejected by the Scottish Minsters;
- There should be no quarrying within the immediate proximity of the Sheephill Fort;
- The historic remains of the vitrified fort which is a Scheduled Ancient Monument should not be destroyed until a proper professional archaeological exploration and documentation is carried out.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- 6.1** Since the consideration of the ROMP and extension application in 2005 the former Glasgow & Clyde Valley Joint Structure Plan 2003 and Dumbarton District, District Wide Local Plan 1999 have both been replaced by Clydeplan

2017 and the West Dunbartonshire Local Plan 2010 respectively. The relevant policies of the new plans are however generally similar to those which were in force in 2005.

Clydeplan

- 6.2** Policy 15 states that an adequate and steady supply of minerals must be maintained with a land bank for construction aggregate equivalent to at least 10 years extraction being required and notes that there are sufficient hard rock operational reserves to meet demand in the city region. Policy 14 relates to development in the Greenbelt and states that the objectives in para 8.15 of Clydeplan should be met, of which ensuring that rural industries, such as mineral extraction in this case, is located in a sustainable location.

Adopted Local Plan 2010

- 6.3** Sheephill Quarry lies partly within the Green Belt and partly with Wider Countryside designations of the Local Plan; therefore policies GB 1 and WC 1 are applicable in this instance. Policy GB1 presumes against development in the Green Belt, subject to specified exceptions which include development which has a specific locational need for the site. Quarries are considered to have a specific locational need, because they obviously require to be located where there are workable mineral resources, and they cannot be located within built up areas. Policy GB 1 also states that any proposals must not have an adverse impact on the landscape character of the area. Policy WC 1 has similar criteria to Policy GB1 but relates to the wider countryside.
- 6.4** Policy DC8 (Minerals) presumes against new mineral working, extensions or renewal of operations that would adversely affect nature conservation sites, landscape conservation or built heritage and that conditions are imposed to secure the reinstatement of the land and that a bond is provided to ensure that reinstatement is satisfactorily completed. Policy E3A protects local nature conservation sites and Policy BE 5 relates to the protection of Scheduled Monuments. Policy GD 1 contains criteria which is applicable to the consideration of this application, namely residential amenity, traffic, and air quality.
- 6.5** Policy E1 relates to the biodiversity when considering the impacts of development. Policy E3A seeks to protect Local Nature Reserves from adverse impacts on their character and integrity. Sheephill Quarry is partially covered by a local nature conservation site and contains archaeological interests, and therefore the quarry as approved in 1949 is not consistent with these policies. However, the principle of the quarry is not under consideration in terms of the ROMP as it already has full planning permission. Any new conditions imposed to protect archaeological, landscape or nature conservation interests require to be agreed with the applicant. These matters are addressed in Section 7 below. A quarry already exists and the small extension can be accommodated within the terms of the adopted plans and the Planning Committee of 2005 were also minded to agree the ROMP and extension application.

Clydeplan and the Adopted Local Plan (2010) do not raise any issues which have not been previously assessed.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- West Dunbartonshire Local Development Plan 1 (LDP) Proposed Plan (2016)
- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.

- 7.2** Policy SD 4 supports the continuation of aggregates expansion at Sheephill Quarry and provides criteria which any expansion must accord with. The policy also requires proposals to be accompanied by acceptable and fundable restoration proposals. The criteria within the policy also covers some of the requirements of the policies identified below.

The consideration of policies DS1, DS2, GN 3, GN 4, GN5, BH 2, SD1, with regards to development in the greenbelt and wider countryside, local nature conservation sites, landscape, trees, schedule monuments and transport, are similar to that of the Adopted Plan.

- Local Development Plan 2: Proposed Plan (2018)
- 7.3** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.4** The consideration of policies GB1, CP 1, ENV 1, ENV 2, ENV 4, BE 1, CON 1 with regards to development in the greenbelt and wider countryside, local nature conservation sites, landscape, trees, schedule monuments and transport, are similar to that of the Adopted Plan and Local Development Plan 1: Proposed Plan (2016). Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process.

Local Development Plan 2 continues to support the working of minerals at Sheephill Quarry. Policy MIN 1 is similar to Policy SD 4 of the Local Development Plan 1. Policy MIN 2 requires a financial guarantee to be provided to ensure that all restoration, aftercare and any other mitigation requirements are met in full.

- 7.5** Both Proposed Plans do not raise any further new issues which were not previously assessed and therefore the development complies with the Proposed Plans.

- Scottish Planning Policy (SPP)
- 7.6** Since the ROMP was considered by the Planning Committee in 2005, the previous Scottish Planning Policies documents have been simplified and consolidated into a single SPP document. In terms of minerals, this advises that planning authorities should ensure that arrangements are in place to monitor the conditions attached to planning permissions, and that authorities are required to review conditions attached to mineral permissions every 15 years. This provides an ongoing means of ensuring that up to date operating

and environmental standards are in place. The applications are therefore in accordance the requirements of SPP.

Circular 34/1996

- 7.7** This circular advises that the purpose of the ROMP is to ensure that mineral sites will be subject to appropriate conditions, having regard to the safe, efficient and economic operation of the site and the suitable and timely restoration of the site once it ceases to be worked. In determining new conditions, the planning authority should consider whether the resulting restriction on working rights would prejudice the asset value or economic viability of the site or operation to an unreasonable degree, having regard to the expected remaining life of the site. Conditions dealing with measures to prevent dust, mud and spillages on the public road will be appropriate to all sites. Working programmes should be produced for all sites to ensure that operations are designed in such a way as to protect areas of environmental and ecological importance and the amenity of nearby residential and other sensitive property. It is important that permissions should be subject to conditions governing working hours, but in determining what conditions are appropriate, the circular advises that it is not the hours of working themselves which cause disturbance but the environmental effects associated with the operation i.e. traffic, noise and dust. Applicants and planning authorities should therefore have regard both to the illustrative guide to conditions on working hours contained in the annex to the circular, and to the circumstance of the particular case including current working hours of the site and of other mineral sites in the area. Longer working hours (including 24 hour working) may be acceptable where the location of the site and/or other conditions can ensure that residential and other sensitive property do not suffer adverse effects. The proposed conditions have been agreed with the applicant, having regard to the advice of the circular.

Planning Advice Note 50 (Controlling the Environmental Effects of Surface Mineral Workings)

- 7.8** PAN50 provides advice on the more significant environmental effects which can arise from mineral working operations. It contains a series of annexes which deal with the environmental effects of surface mineral working in terms of noise, dust, traffic, etc. The proposed new conditions have been agreed with the applicant, taking into account the advice given in the PAN and its annexes.

Principle of the Quarry and Extent of Working Area

- 7.9** As explained above, the existing quarry boundaries were approved in 1949. The area which has already been worked is located away from existing houses and has relatively little impact on the landscape. However, the two main parts of the site, which have not yet been developed, do have potential to have much more of an impact. Quarrying of the western part of the site adjacent to Miltonhill would bring the quarry very close to existing housing, with potential to adversely affect residential amenity. Quarrying of the southern part of the site (Sheep Hill) would have a significant impact on the landscape by opening up views into the quarry from the south, and would also result in the loss of some notable archaeological features. Hypothetically, if the 1949 permission did not exist, it seems unlikely that quarrying of either

area would be allowed if a new application was received today. However, permission to quarry these areas cannot be removed without the agreement of the applicant or the payment of very substantial compensation. The solution which was agreed by the Planning Committee in 2005 was that permission for an extension to the north-west would be granted in exchange for the applicant entering into a legal agreement to the effect that the Miltonhill area would not now be quarried. Whilst at some stage during the lengthy consideration of the ROMP, the possibility of a similar arrangement to preserve Sheep Hill may well have been raised; however, this was not progressed and the matter is discussed below. The applicant has advised both Miltonhill and Sheephill have not been quarried to date.

- 7.10** Current operations are focussed within the western void on the 100m level and the eastern void on the 135m level. It has been advised that working within the extension area would commence immediately following the grant of planning permission. It is anticipated that quarrying might start on Sheephill within the next couple of years with future development thereafter being downwards in both that area and the extension. At the present time, the applicant has advised that they are assessing the future phasing of the quarry works and have requested that this be conditioned for submission. Since the phasing works will not have environmental or amenity impacts this is considered acceptable.

Means of Extinguishing Rights to Quarry Miltonhill

- 7.11** As explained above, the Council cannot impose a condition which would prevent the quarrying of parts of the site which already have permission for quarrying without either having the agreement of the applicant or paying compensation. The applicant is however willing to accept a restriction on quarrying and other operations at Miltonhill subject to the planning application for the north-western extension area being approved to provide an equivalent workable area. Previously the applicant wished this to be dealt with by a legal agreement, whereby the applicant agreed not to quarry the Miltonhill area and the Council agreed to issue the planning permission for the extension, and the Committee approved this arrangement in 2005. However, the applicant is now willing to accept a condition on the ROMP instead to address this matter with no requirement now to include this within the legal agreement.

Operating and Blasting Hours Conditions

- 7.12** The operating hour's condition presented to the 2005 Committee (Appendix 2) proposed that the quarry operate 0800-2000 hours Monday to Friday, 0800-1200 hours on Saturday and not at all on Sundays or public holidays. This restriction was not agreed with the applicant, and the applicant is unwilling to accept it as they consider that it would severely restrict their operation. The applicant is now proposing an alternative operating condition which would allowed the quarry to operate from 0600-2200 hours Monday to Sunday, and no operations other than emergency works, water pumping, servicing, maintenance and testing of plant being permissible outside these hours. Outwith 0700–1900 hours Monday to Friday and 0700 hours to 1400 hours on Saturday and Sunday with the exception of haulage vehicles entering and leaving the site all operations shall be undertaken below ground level within the quarry void where there is less risk of it causing noise or other disturbance. A similar condition would be applied to the extension permission.

- 7.13** In order to determine the extent and frequency of such work outwith operating hours, the applicant has advised that over the last 2 years, the quarry has regularly worked 6am to 10pm Monday to Friday, 6am to 1pm on a Saturday and 8am to 4:30pm on a Sunday without complaints being received. Working at weekends may be extended for specific contracts or where delays have been experienced due to plant breakdown.
- 7.14** The applicant has now accepted the restrictions on blasting hours which were agreed by the 2005 Planning Committee, and the proposed condition relating to this is therefore in accordance with the previous decision.

Noise Levels

- 7.15** Whilst a detailed noise assessment was undertaken with the Environmental Statement, recently an updated noise report from noise consultants, based upon BS5228 and PAN 50, was submitted with respect to the locations of noise sensitive receptors - Auchentorlie House, Greenland Farm, Middleton Farm and Milton Hill. The assessment contains operational limits for both the ROMP and extension area and a noise criteria table, which is referenced in condition 4 in both the ROMP and extension application in relation to noise limits, has been agreed with the applicant. The predicted noise levels have been assessed against the criterion in PAN 50 based on the hours of working specified in Condition 3. PAN 50 defines "daytime normally as 0700 -1900 hours and night-time as 1900 - 0700 hours. In some areas 0800 may be more appropriate than 0700 hours. The working week should generally be regarded as Monday to Friday, and Saturday morning, while Saturday afternoons, Sundays and Public/Bank Holidays would normally be regarded as periods of rest. Variations on these may be appropriate in some circumstances if agreements can be reached".

The daytime working noise limits have all been set as either 55dB or the background noise level plus 10dB, whichever is the lower level, down to a minimum of 45dB as defined in PAN 50.

- 7.16** For the ROMP application the applicant intends to work from 0700 –1400 on Sundays as normal daytime working as this is in line with the hours they have been operating for some time. Applying normal daytime hours during this period would mean that one property, Auchentorlie House, would have a noise limit of 45dB during this period rather than the 42dB out of hours level. A 3dB difference is regarded as just perceptible to the human ear. A 45dB level would still be less than 10dB above the background level at this location, and is the lowest recommended daytime level within PAN 50. The applicant has agreed that the noise limit will be 42dB for all locations (except Greenland farm which is in their ownership) outwith normal working hours. For the extension application the applicant has agreed that 0700-1400 on Sundays will be regarded as out of hours working and the 42dB limit will apply.

- 7.17** If noise complaints arise due to quarry operations Environmental Health would investigate in terms of the Environmental Protection Act 1990 and would serve notice in terms of “statutory nuisance” if complaints are considered to be justified and nuisance conditions exist. It should be noted that Mattock Hill has been used in lieu of Middleton Farm in terms of assessing the background levels and in terms of monitoring noise levels at this receptor. This is a perfectly reasonable approach, particularly where there may be issues with gaining access to a receptor, and it is a straight forward process to extrapolate noise levels from 1 monitoring location to the actual receptor of interest.

Restoration Scheme and Restoration Bond

- 7.18** The previous condition 37 on the ROMP has been replaced by a new condition regarding the timescale for a detailed scheme of restoration including aftercare and maintenance as the terms of the previous condition would have been difficult to implement. As with most hard rock quarries, operations are continuously focussed in the same place with operations going progressively deeper. The majority of restoration will only take place once operations are completed. The exception to this situation is where upper faces are completed and they can be progressively restored; this situation has not happened at the quarry to date. This restoration would commence once the first couple of benches have been developed within the extension at which point some hydroseeding could commence. Final proposals closer to the cessation of quarry operations will be submitted which give due acknowledgement to environmental and restoration standards at that time. As the ROMP requires to be reviewed every 15 years this can be monitored as the site progresses.

- 7.19** The applicant has agreed to provide a restoration bond for the extension area but is unwilling to provide a restoration bond for the wider quarry site despite being asked on several occasions. They consider that the maintenance of a restoration bond over the extended period that Sheephill will be operational is an unnecessary cost. Presently an assessment of the breakdown of restoration work costs against the submitted restoration plans for the extension area is underway by independent specialist consultants acting for the Council. This work will determine the suitability of the restoration proposals and adequacy of the restoration figures. The outcome of the review will determine a revised updated bond figure which will be sufficient at all stages of the quarry development. As this review work is still ongoing the extension application, if agreed by the Committee, would not be issued until this review is complete and the updated restoration bond figure is included within a signed legal agreement.

Archaeology and Scheduled Ancient Monument Consent

- 7.20** In 1970, the part of the site containing the vitrified fort of Sheep Hill was designated as a Scheduled Ancient Monument (SAM) by the Secretary of State for Scotland. This area is within the area which the 1949 planning permission allows to be quarried, but the SAM designation means that an additional Scheduled Ancient Monument Consent will be required if this area is to be worked. The applicant applied to Historic Scotland in 2000 for Scheduled Ancient Monument Consent to quarry Sheep Hill and thus remove the vitrified fort and associated archaeological features. Such consent was

granted by Historic Scotland on 18 March 2002, subject to a condition that the archaeological excavation be carried out in strict accordance with a Written Scheme of Investigation, and that the loss of the fort shall be mitigated by the excavation, recording and publishing of findings. A desk-based archaeological assessment of the area of the proposed site was undertaken in March 2003. Although the Scheduled Ancient Monument Consent has lapsed, recent discussion with Historic Environment Scotland have indicated that they would be likely to renew the consent should a new application be submitted. The applicant has indicated that they are likely to submit the Scheduled Ancient Monument Consent in the forthcoming year .

- 7.21** Reference has been made in the past that the then Director of Planning and Development in 2002 would investigate a possible excambion arrangement, whereby an additional extension area might be approved in exchange for the retention of Sheep Hill Fort. There was reference to this in the desk-based archaeological assessment, in which it was suggested as an alternative to the full excavation of the Fort and the publication of the analysis and details of the archaeology of Sheep Hill, the applicant would be prepared to accept an extension to the area of planning consent together with some element of financial compensation. It is understood that the applicant did some initial work on this proposal but it was found that the quality of the rock was poorer than that in the Sheep Hill area, and it was also considered that there would be even greater visual impact. The proposal was therefore never taken forward, and there is no reference in 2005 committee report to this proposal. Therefore, whilst the loss of Sheep Hill and its archaeological features is to be regretted, this has already been accepted by both the 1949 permission, by the 2005 decision and by the grant of SAMC in 2002 by Historic Environment Scotland. The 2005 report suggested two conditions relating to archaeological investigations prior to quarrying of Sheep Hill, but it is considered that these are not necessary as they would duplicate the controls which Historic Environment Scotland will exercise if they renew the Scheduled Ancient Monuments Consent for the removal of the fort.

Landscape Impact and Ecology

- 7.22** Presently the excavated area is located within the hills above wooded slopes and has limited visibility. As the excavated area expands the landscape impact will increase, especially when the flank of Sheep Hill is removed and the hillside is opened up. It would be expected through time that the quarry would weather and the impact would be subdued somewhat, but it is recognised that in the future as development proceeds it is likely to have an impact on the landscape and would be much more visible from viewpoints to the south, west and east. In the longer term this impact should lessen once the top faces have been subject to restoration works, and the operations fall below the sight line from the front edge of the excavation. The issues relating to quarrying in the Sheep Hill area have been addressed above in relation to the archaeological impact, and the proposed changes to the conditions since 2005 do not relate to the landscape impact.
- 7.23** The extension area is grassland and there are no trees. The previous badger survey did not record any badger activity in the survey area and that the potential for badger setts were limited due to geological factors such as very thin soils and overlying solid rock. This continues to be the case. The only

potential impacts would be if badgers had been able to dig a sett within the proposed excavation area or that breeding birds were present. The applicant has agreed that a condition be attached to both the ROMP and extension application requiring an updated ecological survey to be undertaken in advance of any soil stripping and that, in the event of any protected species being identified, no works would be undertaken until appropriate mitigation measures have been agreed with the Planning Authority in consultation with Scottish Natural Heritage and implemented thereafter.

Access Arrangements

- 7.24** The quarry is well sited adjacent to Dunglass roundabout and A82 trunk road. The quarry has an extensive surfaced access road which ensures that vehicles leaving the site are clean and no deleterious materials are carried onto the public highway. Condition 20 on the ROMP and extension application makes provision for the paved area of road to be swept/ washed as required and in the event that mud did prove to be an issue in the future Condition 19 makes provision for cleaning facilities if this is required. The access road to Sheephill Quarry is also used by vehicles accessing the Rigangower landfill site.

8. CONCLUSION

- 8.1** The Review of Minerals Permission and extension application have been with the Council for nearly 15 years and by some margin are the oldest outstanding applications with this Council. In those years there have been many issues that have delayed their issue, but in 2005 the Planning Committee agreed to the Review of Minerals Permission and to approve the extension application in accordance with conditions similar to those that were set out in the then committee report. The permissions were never issued due to legal issues, and some further changes to the conditions are now proposed; however, the principle of granting the ROMP application and the extension application, subject to conditions covering these matters, was established by the 2005 decision.
- 8.2** The current permission dating from 1949 is subject to very few conditions. This Review of Minerals Permission will allow the quarry to operate under modern conditions with controls on hours of working, blasting, dust, restoration and other environmental matters. Whilst the Council might have imposed some more restrictive conditions if this was a new application for planning permission, it cannot in this instance as this is a ROMP application and such conditions require to be agreed with the applicant if possible claims for compensation are to be avoided. The suggested conditions are considered by officers to be reasonable, and the limitations which are proposed represent a very substantial improvement over the present situation. Whilst no quarry development can ever be designed to have no adverse environmental impacts, it is considered that through the new conditions and the associated mitigation measures that such impacts can either be negated, lowered or reduced in probability. The small extension to the quarry is also considered acceptable in both policy and environmental grounds.

9. Conditions

WP98/076 – Review of Minerals Permission

1. The development hereby permitted within the area identified on plan reference Figure 2 of the Environmental Statement shall endure until 21 February 2042 and at the end of the period of permission, all quarrying operations, including the crushing of rock and the transfer of aggregates from the site, shall cease.
2. No excavation of rock or quarrying operations or the storage of any materials/aggregates, equipment or the parking or servicing of any vehicles or equipment shall take place within the area coloured green on ROMPS Development Plan Figure REVDEV/06.12101.
3. Subject to the details specified in subsections 3(a)-3(b) below the normal daytime operating hours for the quarry shall be 0600 hours to 2200 hours daily and no operations other than emergency works, water pumping, servicing, maintenance and testing of plant shall take place outside these hours.
 - 3(a) Outwith 0700 hours to 1900 hours Monday to Friday and 0700 hours to 1400 hours on Saturday and Sundays, with the exception of haulage vehicles entering and leaving the site, all operations shall be undertaken below ground level within the quarry void.
 - 3(b) Loading and despatch of aggregates for specific contracts may be undertaken outwith the specified hours where no less than 24 hours written notice (excluding weekend days and public holidays) has been given to the Planning Authority.
4. Noise attributable to the operators at Sheephill quarry shall not exceed the limits specified in Table A – Noise Criteria (attached to these conditions) at Greenland Farm, Auchentorlie House, No. 9 Milton Hill, and Middleton.
5. A request for the relaxation of the noise limits identified in condition 4 above shall be submitted in writing a minimum 14 days prior to the commencement of the operations requiring the relaxation and shall include time periods and noise limits for the temporary relaxation, all for the consideration and written approval of the Planning Authority.
6. The applicant shall undertake a noise monitoring program at the locations as described in condition 4 above and the frequency and times of such monitoring shall be agreed by the Planning Authority and the results shall be submitted in writing to the Planning Authority on a frequency to be agreed with the Authority. The noise monitoring shall be carried out in accordance with the

methods specified in PAN50: Annex A – The control of Noise at Surface Mineral Working and in so far as is reasonably practical, the operation shall ensure that the best practice methodologies set out in PAN50 are adopted.

7. Blasting operations shall be carried out between 1000 hours and 1600 hours Monday to Friday, with no blasting permitted at weekends and on public holidays and the quarry operator shall endeavour to ensure that as far as is practicable, blasting should be carried out between 1000 and 1300 hours.
8. Within 4 weeks of this approval details of the methods employed to minimise air overpressure from blasting operations shall be submitted to the Planning Authority for written approval. All blasting operations shall take place only in accordance with the scheme as approved or with such subsequent amendments as may receive the written approval of the Planning Authority.
9. Notwithstanding the requirements of condition 6 and 7 above, if as a result of any emergency situation or need to ensure safe quarry practices, blasting is required to take place outside the specified hours, the times and reasons for such an event shall be notified in writing to Council's Environmental Health Service within two days of the occurrence.
10. Within four weeks of the date of this approval, the operator shall submit a blast monitoring scheme that will record all blasts within the quarry area, with the monitoring points to be set at locations to be agreed by the Planning Authority.
11. The operator shall monitor all blasts and records shall be maintained so the peak particle velocity can be identified and these records shall be made available for inspection by any authorised party during office hours at the quarry with copies being supplied to Planning Authority on a three monthly basis. In the event that recorded values exceed the agreed level, the operator shall notify the Planning Authority of the event within one working day and shall provide an assessment of its implication with respect to future blasting activity and the site's vibration limit.
12. Ground vibration as a result of blasting operations shall not exceed a peak particle velocity of 6 mm/s in 95% of all blasts measured over any period of 12 months and no individual blast shall exceed a peak particle velocity of 12 mm/s as measured at any nearby vibration sensitive property. The measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface at any vibration sensitive building; all to the satisfaction of the Planning Authority.
13. Blasting shall be carried out using the best practicable means available to ensure that the resultant noise, vibration and air overpressure are minimised

in accordance with current British Standards and Mineral Guidelines and the best practice methodologies as set out in PAN50.

14. For the duration of this permission and up to the completion of all aftercare works warning signs shall be erected and maintained by the operator next to all publicly accessible areas within or adjacent to the quarry. Details of the locations of these signs shall be submitted to and approved by the Planning Authority.
15. Blasting shall only be carried out after suitable audible and visible warnings have been given and the method of such warnings shall be submitted to the Planning Authority. Thereafter the approved warnings shall be given in writing by the operator to the occupiers of all the properties around the site.
16. The operator shall ensure that the Council's Environmental Health Service be given a minimum of 48 hours email notification, excluding weekends and public holidays, before every blast at the quarry.
17. The quarry operator shall ensure that all operations are controlled so as to prevent or minimise the release of dust in the atmosphere and the dust mitigation measures listed in the Environmental Statement shall be implemented and in a method which ensures that the best practice methodologies as set out in PAN50 are adopted.
18. Visual assessments of dust emissions from all plant and operations shall be made at least once per day during operations and remedial actions taken as may be required. The operator shall maintain a diary of weather conditions, visual assessment of dust and any mitigation measures implemented on a daily basis. The diary shall also record any complaints relating to dust, any investigations undertaken in respect of complaints and any remedial actions undertaken as a result of the investigation. The diary shall be retained on-site and made available to the Planning Authority on request.
19. Should future monitoring of the A82(T) prove that lorries from the site are carrying deleterious material onto the trunk road then the applicant provide wheel and undercarriage cleaning facilities within the site.
20. The paved area of road within the site shall be swept/washed where required in order to ensure that no debris from the quarry is carried onto the public highway.
21. Within 3 months of the date of this approval, the operator shall submit for approval details of anticipated phasing for the duration of operations. The Planning Authority shall be notified and agree any future revisions in respect of phasing.

22. In the event that the discharge of water from the site becomes necessary the operator shall apply to SEPA for Consent to Discharge. No discharge shall commence until Discharge Consent has been obtained and thereafter the control of water run-off from the site shall be in accordance with the conditions contained therein. The Planning Authority shall be notified in writing of any changes or updates in the control of site water.
23. The topsoil and subsoils to be removed shall be stored as described in the applicant's written submission and shall be retained on site for eventual reuse as part of the restoration works as described in conditions 31 and 32.
24. If it becomes necessary to relocate any of the existing or new soil storage mounds within the site then such soils cannot be relocated until the Planning Authority gives written approval of the new storage locations and methods of storage.
25. If it becomes necessary to relocate the mineral stock piles from the location indicated in the applicant's submission, then such relocation cannot take place until the Planning Authority gives written approval of the new storage locations and methods of storage.
26. Details of all boundary walls and fences for the full extent of the application site shall be submitted to and approved in writing by the Planning Authority and shall be implemented as approved.
27. No materials shall be imported to the site for the purposes of storage, crushing, screening, processing, manufacturing or onward transportation. This condition does not apply to materials imported in relation to the mobile concrete batching plant or vehicles traversing the site to access Rigangower landfill site and recycling facility.
28. Any chemical, oil or diesel storage tanks installed within the application site shall be sited on impervious bases and surrounded by impervious boundary walls and the bunded areas shall be capable of containing 110% of the tank volume and should enclose all fill and draw pipes.
29. All artificial lighting units installed at the quarry shall have a purpose and shall be sited and directed as to minimise the potential for light pollution and glare outside the quarry boundary.
30. No later than 6 months after the permanent cessation of quarrying or the date set by condition 1 above, whichever is the sooner, all buildings plant, machinery and areas of hardstanding, including the internal access roads, shall be removed and the ground reinstated in accordance with the conditions of this permission relating to restoration. For avoidance of doubt this condition

does not relate to the main access route used for the landfill site and estate management purposes.

31. Within six months of the date of this consent, a restoration masterplan for the whole of the quarry area and including details of the restoration or replanting of dilapidated features such as boundary hedges and drystone dykes, as well as, details showing how recreational access and links to the local path network would be achieved, along with details of aftercare and afteruse, shall be submitted to and approved in writing by the Planning Authority. This shall include how the restoration of the approved extension area is integrated within the overall restoration proposals of the full quarry area.
32. Not later than 2 years before the expiry of this permission or permanent cessation of quarrying, whichever is the sooner, a detailed final restoration scheme for the site including aftercare and maintenance shall be submitted for the written approval of the Planning Authority. The approved scheme shall be implemented before the expiry of this permission
33. The restoration scheme approved under the terms of conditions 31 and 32 above shall include a bird hazard management plan to be approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of the design, maintenance and management of any water bodies and wetlands to minimise birdstrike hazard.
34. The restoration scheme approved under the terms of conditions 31 and 32 above shall be implemented and the works completed within 12 months of the completion of all quarrying operations or the date stated in condition 1 above, whichever is the sooner.
35. In the event that during the life of this permission mineral extraction ceases for a continuous period in excess of two years or the use is discounted for a like period, then unless as may otherwise be agreed in writing by the Planning Authority, within 6 months of either event occurring, a revised final restoration scheme including details of aftercare and afteruse, that modifies and updates that approved by conditions 30 above, shall be submitted for the written approval of the Planning Authority, including any modifications, as may be required, detailing the steps to be taken to restore the site.
36. Within 12 months of being approved any revised restoration scheme that may have been required under the terms of condition 34 above shall be implemented and the works completed.
37. The approved aftercare scheme shall be implemented following cessation of mineral extraction and in accordance with the approved timetable as required by condition 34 above, unless as may otherwise be agreed in writing by the Planning Authority.

38. Within twelve months from the date of this permission, and thereafter at twelve monthly intervals, the applicant shall submit a plan to a scale of not less than 1:2500 indicating the progress of quarrying operations. The plan will indicate the current position of the extraction areas, the extent of spoil disposal and any landscaping or restoration works that have been implemented.
39. Prior to any tree felling work taking place, all trees that require to be felled shall be inspected by an experienced bat surveyor to check for the presence or otherwise of bats. If bats are found then no tree felling work shall take place until the relevant license is obtained.
40. The applicant shall ensure that the footpath from Milton Brae via Greenland Farm to Loch Humphrey, where it passes close to the quarry, is kept open to the public (other than during any times of blasting in the quarry) or than an alternative appropriate footpath is provided.
41. Prior to any soil stripping taking place on site, an updated ecological survey shall take place and the report shall be submitted to and approved by the Planning Authority. In the event of any protected species being identified no works shall be undertaken within the identified area until appropriate mitigation measures have been submitted to and approved by the Planning Authority and the approved mitigation measures implemented on site.
42. Any archaeological site discovered during soil stripping excluding the area of the Scheduled Ancient Monument, shall be excavated, analysed and published to the satisfaction of the Planning Authority in agreement with West of Scotland Archaeology Service.

INFORMATIVE

1. **Ground level relates to original ground surface level and reference to 'operations undertaken below ground level' should be taken to relate to plant operating at sufficient depth below ground level such that there is no clear line of sight between the plant and the sensitive property.**

Condition 4 - Table A : Noise Criteria

Receptor	Noise Criteria			
	ROMP			
	Soils and	Routine	Routine	Out of

	overburden handling*	operations including drilling	operations	hours operations**
Milton Hill	70	55	55	42
Greenland	70	55	55	55
Middleton	70	45	45	42
Auchentorlie	70	49	#49	42

* For a period of up to 8 weeks in any 12 month period. These temporary works shall not start until 0800 hours and not on Sundays or Bank Holidays.

maximum of 45dB for 0700-1400 on Sundays.

** Out of hours operations are those outwith 0700 hours to 1900 hours Monday to Friday and 0700 hours to 1400 hours on Saturday and Sundays and include Bank Holidays.

DC02/447: Extension

- 1. The excavation works hereby permitted within the area identified on plan reference Figure 2 of the Environmental Statement as the proposed extension area shall start within two years of the date of this permission.**
- 2. The development hereby shall endure until 21 February 2042 and at the end of the period of permission, all quarrying operations, including the crushing of rock and the transfer of aggregates from the site, shall cease.**
- 3. Subject to the details specified in subsections 3(a)-3(b) below, the normal daytime operating hours for the quarry shall be 0600 hours to 2200 hours daily and no operations other than emergency works, water pumping, servicing, maintenance and testing of plant shall take place outside these hours.**

3(a) Outwith 0700 hours to 1900 hours Monday to Friday and 0700 hours to 1400 hours on Saturday and Sundays, with the exception

of haulage vehicles entering and leaving the site, all operations shall be undertaken below ground level within the quarry void.

- 3(b) Loading and despatch of aggregates for specific contracts may be undertaken outwith the specified hours where no less than 24 hours written notice (excluding weekend days and public holidays) has been given to the Planning Authority.**
- 4. Noise attributable to the operators at Sheephill quarry shall not exceed the limits specified in Table B (Noise Criteria) attached to this permission at Greenland Farm, Auchentorlie House, No. 9 Milton Hill, and Middleton.**
- 5. A request for the relaxation of the noise limits identified in condition 4 above shall be submitted in writing a minimum of 14 days prior to the commencement of the operations requiring the relaxation and shall include time periods and noise limits for the temporary relaxation, all for the consideration and written approval of the Planning Authority.**
- 6. The applicant shall undertake a noise monitoring programme at the locations as described in condition 4 above and the frequency and times of such monitoring shall be agreed by the Planning Authority and the results shall be submitted in writing to the Planning Authority on a frequency to be agreed with the Authority. The noise monitoring shall be carried out in accordance with the methods specified in PAN50: Annex A - The Control of Noise at Surface Mineral Working and in so far as is reasonably practical, the operation shall ensure that the best practice methodologies set out in PAN50 are adopted.**
- 7. Blasting operations shall be carried out between 1000 and 1600 hours Monday to Friday, with no blasting permitted at weekends and on public holidays and the quarry operator shall endeavour to ensure that as far as is practicable, blasting should be carried out between 1000 and 1300 hours.**
- 8. Prior to the commencement of blasting operations details of the methods employed to minimise air overpressure from blasting operations shall be submitted to the Planning Authority for written**

approval. All blasting operations shall take place only in accordance with the scheme as approved or with such subsequent amendments as may receive the written approval of the Planning Authority.

- 9. Notwithstanding the requirements of condition 7 and 8 above, if as a result of any emergency situation or need to ensure safe quarry practices, blasting is required to take place outside the specified hours, the times and reasons for such an event shall be notified in writing to Council's Environmental Health Service within two days of the occurrence.**
- 10. Within four weeks of the date of this approval, the operator shall submit a blast monitoring scheme that will record all blasts within the quarry area, with the monitoring points to be set at locations to be agreed by the Planning Authority.**
- 11. The operator shall monitor all blasts and records shall be maintained so that peak particle velocity can be identified and these records shall be made available for inspection by any authorised party during office hours at the quarry with copies being supplied to Planning Authority on a three monthly basis. In the event that recorded values exceed the agreed level the operator shall notify the Planning Authority of the event within one working day and shall provide an assessment of its implication with respect to future blasting activity and the site's vibration limit.**
- 12. Ground vibration as a result of blasting operations shall not exceed a peak particle velocity of 6 mm/s in 95% of all blasts measured over any period of 12 months and no individual blast shall exceed a peak particle velocity of 12 mm/s as measured at any nearby vibration sensitive property. The measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface at any vibration sensitive building; all to the satisfaction of the Planning Authority.**
- 13. Blasting shall be carried out using the best practicable means available to ensure that the resultant noise, vibration and air overpressure are minimised in accordance with current British Standards and Mineral Guidelines and the best practice methodologies as set out in PAN 50.**

- 14. For the duration of this permission and up to the completion of all aftercare works warning signs shall be erected and maintained by the operator next to all publicly accessible areas within or adjacent to the quarry. Details of the locations of these signs shall be submitted to and approved by the Planning Authority.**
- 15. Blasting shall only be carried out after suitable audible and visible warnings have been given and the method of such warnings shall be submitted to the Planning Authority. Thereafter the approved warnings shall be given in writing by the operator to the occupiers of all the properties around the site.**
- 16. The operator shall ensure that the Council's Environmental Health Service be given a minimum of 48 hours email notification, excluding weekends and public holidays, before every blast at the quarry.**
- 17. The quarry operator shall ensure that all operations are controlled so as to prevent or minimise the release of dust into the atmosphere and the dust mitigation measures listed in the Environmental Statement shall be implemented and in a method which ensures that the best practice methodologies as set out in PAN50 are adopted.**
- 18. Visual assessments of dust emissions from all plant and operations shall be made at least once per day during operations and remedial actions taken as may be required. The operator shall maintain a diary of weather conditions, visual assessment of dust and any mitigation measures implemented on a daily basis. The diary shall also record any complaints relating to dust, any investigations undertaken in respect of complaints and any remedial actions undertaken as a result of the investigation. The diary shall be retained on-site and made available to the Planning Authority on request.**
- 19. Should future monitoring of the A82(T) prove that lorries from the site are carrying deleterious material onto the trunk road then the applicant shall provide wheel and undercarriage cleaning facilities within the site.**

- 20. The paved area of road within the site shall be swept/washed where required in order to ensure that no debris from the quarry is carried onto the public highway.**
- 21. The methods of working within the quarry shall be as described within the approved documents forming part of this consent and any changes to the operating procedures or methods shall be submitted to and approved in writing by the Planning Authority and shall be implemented as approved.**
- 22. The topsoil and subsoils to be removed shall be stored as described in the applicant's written submission and shall be retained on site for eventual reuse as part of the restoration works as described in condition 31.**
- 23. If it becomes necessary to relocate any of the existing or new soil storage mounds within the site then such soils cannot be relocated until the Planning Authority gives written approval of the new storage locations and methods of storage.**
- 24. If it becomes necessary to relocate the mineral stock piles from the location indicated in the applicant's submission, then such relocation cannot take place until the Planning Authority gives written approval of the new storage locations and methods of storage.**
- 25. Details of any boundary walls and fences to be erected for the full extent of the application site shall be submitted to and approved in writing by the Planning Authority and shall be implemented as approved.**
- 26. No materials shall be imported to the site for the purposes of storage, crushing, screening, processing, manufacturing or onward transportation. This condition does not apply to vehicles traversing the site to access Rigangower landfill site.**
- 27. Any chemical, oil or diesel storage tanks installed within the application site shall be sited on impervious bases and surrounded by impervious**

bunded walls and the bunded areas shall be capable of containing 110% of the tank volume and should enclose all fill and draw pipes.

- 28. All artificial lighting units installed at the quarry shall have a purpose and shall be so sited and directed as to minimise the potential for light pollution and glare outside the quarry boundary.**
- 29. No later than 6 months after the permanent cessation of quarrying or the date set by condition 1 above whichever is the sooner, all buildings, plant, machinery and areas of hardstanding including the internal access roads shall be removed and the ground reinstated in accordance with the conditions of this permission relating to restoration.**
- 30. Within six months of the date of this consent, a restoration masterplan for the whole of the quarry area and including details of the restoration or replanting of dilapidated features such as boundary hedges and drystone dykes, as well as details showing how recreational access and links to the local path network would be achieved, along with details of aftercare and afteruse, shall be submitted to and approved in writing by the Planning Authority. This shall include how the restoration of the extension area is integrated within the overall restoration proposals of the full quarry area.**
- 31. Not later than 2 years before the expiry of this permission or permanent cessation of quarrying whichever is the sooner, a detailed final restoration scheme for the site including aftercare and maintenance shall be submitted for the written approval of the Planning Authority. The approved scheme shall be implemented before the expiry of this permission.**
- 32. The restoration scheme approved under the terms of conditions 30 and 31 above shall include a bird hazard management plan to be approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of the design, maintenance and management of any water bodies and wetlands to minimize birdstrike hazard.**

- 33. The restoration scheme approved under the terms of condition 32 above shall be implemented and the works completed within 12 months of the completion of all quarrying operations or the date stated in condition 2 above, whichever is the sooner.**
- 34. In the event that during the life of this permission mineral extraction ceases for a continuous period in excess of two years or the use is discontinued for a like period, then unless as may otherwise be agreed in writing by the Planning Authority, within 6 months of either event occurring, a revised final restoration scheme that modifies and updates that approved by condition 30 above, shall be submitted for the written approval of the Planning Authority, including any modifications as may be required, detailing the steps to be taken to restore the site.**
- 35. Within 6 months of being approved any revised restoration scheme that may have been required under the terms of condition 34 above shall be implemented and the works completed.**
- 36. The approved aftercare scheme shall be implemented following cessation of mineral extraction and in accordance with the approved timetable as required by condition 34 above, unless as may otherwise be agreed in writing by the Planning Authority.**
- 37. Within twelve months from the date of this permission, and thereafter at twelve monthly intervals, the applicant shall submit a plan to a scale of not less than 1:2500 indicating the progress of quarrying operations. The plan will indicate the current position of the extraction areas, the extent of spoil disposal and any landscaping or restoration works that have been implemented.**
- 38. Prior to any tree felling work taking place, all trees that require to be felled shall be inspected by an experienced bat surveyor to check for the presence or otherwise of bats. If bats are found then no tree felling work shall take place until the relevant licence is obtained.**
- 39. The applicant shall ensure that the footpath from Milton Brae via Greenland Farm to Loch Humhrey , where it passes close to the quarry,**

is kept open to the public (other than during any times of blasting in the quarry) or that an alternative appropriate footpath is provided.

40. Within 3 months of the date of this consent an updated plan and programme of the anticipated phasing of the extension quarry operations shall be submitted and approved by the Planning Authority. Any changes to the approved phasing programme and plan shall be notified and approved by the Planning Authority.
41. No development shall commence on the extension area, including any soil stripping, until an updated ecological survey has taken place. The ecological report shall be submitted to and approved by the Planning Authority. In the event of any protected species being identified no works shall be undertaken within the identified area until appropriate mitigation measures have been submitted to and approved by the Planning Authority and the approved mitigation measures implemented on site.
42. 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 the written scheme of investigation which has been submitted for approval of the Planning Authority. 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 site is undertaken to the satisfaction of the Planning Authority in agreement with West Of Scotland Archaeology Service.

INFORMATIVE

1. Ground level relates to original ground surface level and reference to 'operations undertaken below ground level' should be taken to relate to plant operating at sufficient depth below ground level such that there is no clear line of sight between the plant and the sensitive property.
2. In the event that the discharge of water from the site becomes necessary the operator shall apply to SEPA for Consent to Discharge. No discharge shall commence until Discharge Consent has been obtained and thereafter the control of water run-off from the site shall be in accordance with the conditions contained therein. The Planning Authority shall be notified in writing of any changes or updates in the control of site water.

Receptor	Noise Criteria			
	Extension			
	Soils and overburden handling*	Routine operations including drilling	Routine operations	Out of hours operations**
Milton Hill	70	55	55	42
Greenland	70	55	55	55
Middleton	70	48#	45	42
Auchentorlie	70	49	49	42

* For a period of up to 8 weeks in any 12 month period. The temporary works shall not start until 0800 hours and not on Sundays or Bank Holidays.

Only when drilling to upper bench, 45dB for all other benches.

** Out of hours operations are those outwith 0700 hours to 1900 hours Monday to Friday and 0700 hours to 1400 hours on Saturday, and include Bank Holidays.

Peter Hessett
Strategic Lead- Regulatory
Date: 11th March 2020

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager
Email: Pamela.Clifford@west-dunbarton.gov.uk

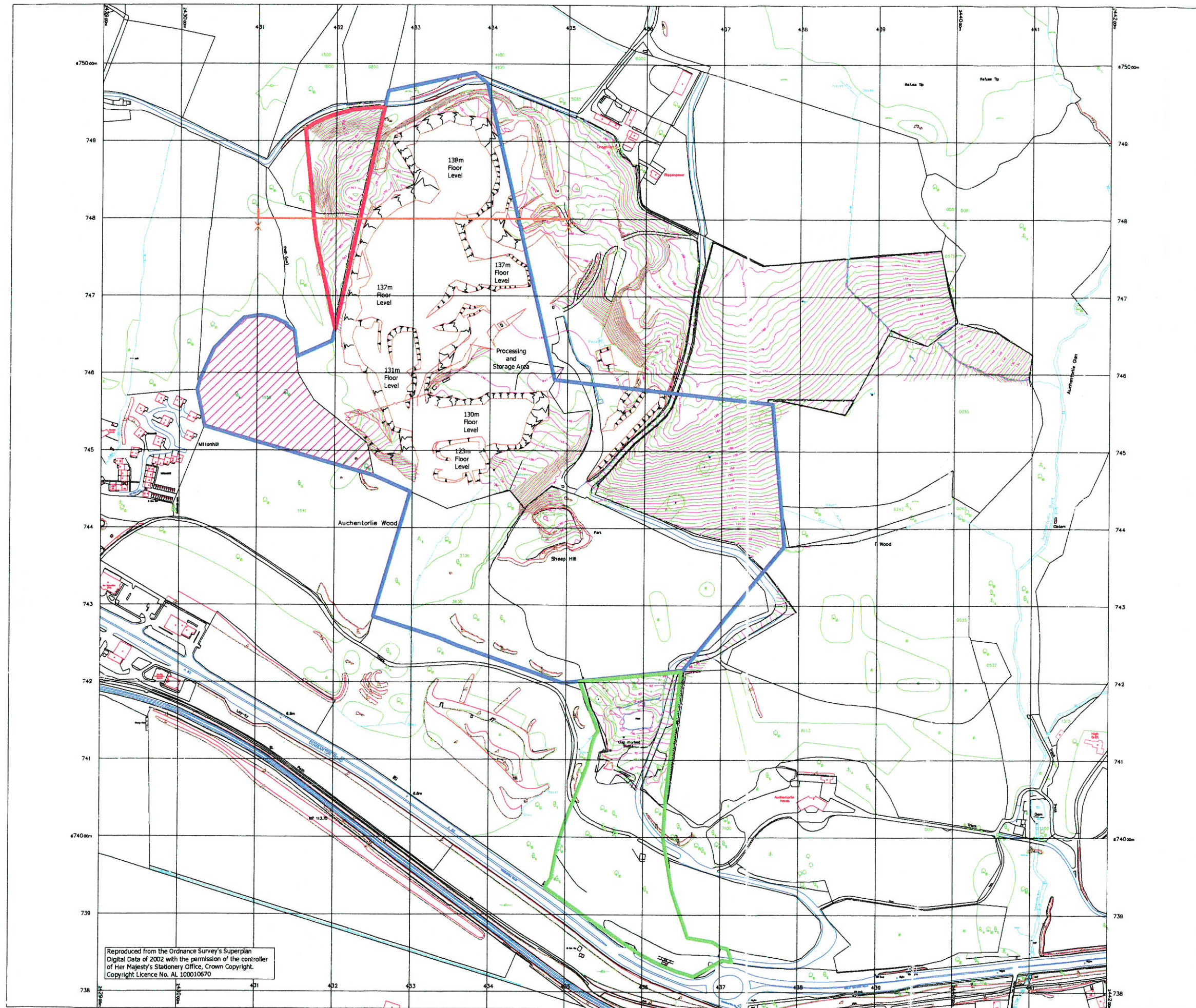
Appendices: Appendix 1 – Planning permission granted 3rd November 1949 on appeal

Appendix 2- Report to Planning Committee 5 January 2005, Minutes of January and February Committee 2005

Background Papers:

1. Application forms, plans and Environmental Statement;
2. Consultation Responses;
3. Letters of representation;
4. Glasgow & Clyde Valley Strategic Development Plan 2012;
5. Clydeplan
6. Scottish Planning Policy;
7. West Dunbartonshire Local Plan 2010;
8. West Dunbartonshire Council Proposed Plan 1 and 2
9. Circular 34/1996;
10. Planning Advice Note 50 and Annexes;

Wards affected: Ward 3 (Dumbarton)



LEGEND

- PROPOSED EXTENSION AREA
- EXISTING CONSENTED EXCAVATION AREA
- EXISTING ACCESS AND PLANT AREA
- PROPOSED EXCAVATION AREA
- X-SECTION LOCATION

DC02/447

WP98/076



Client: WILLIAM THOMPSON AND SON

Project: SHEEPHILL QUARRY PROPOSED EXTENSION

Title: EXISTING TOPOGRAPHY

Scale: 1:5000 Date: 20.03.03 Drawn: EM Checked: KVD

Figure: 2 Rev Date:

Dalgleish Associates Ltd.
ENVIRONMENTAL, MINERAL AND PLANNING CONSULTANTS
CATHEDRAL SQUARE
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FK15 0AH
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WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead - Regulatory

Planning Committee: 11th March 2020

DC19/200: **Change of use from vacant land to one pitch Caravan Park and erection of an amenity block, siting of storage containers and erection of gates, walls and fencing (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.**

1. REASON FOR REPORT

- 1.1** The application is recommended for approval and is a departure from local plan policy. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site is an area of previously vacant land measuring approximately 0.2 hectares. The site is bounded by Renton Road to the west and by a railway line to the east. Entry into the site is via an existing access road leading from Renton Road.
- 3.2** At present the site has been partly developed and the application is retrospective. A stone wall with gates has been erected at the entrance into the site and 1.8 metre high timber fencing has been erected around the perimeter of the site. A chalet has been positioned on the site and measures approximately 14 metres by 6 metres and is finished in a white wood effect cladding and currently provides living accommodation for the applicant that comprises an open plan living/kitchen area, 3 bedrooms and 2 bathrooms. A simple pitched roof, white roughcast utility block measuring 6 metres by 4 metres and 3.6 metres high (approximately) is in place to the rear of the chalet with this providing an ancillary kitchen/laundry room and a shower room to the chalet building. Towards the back of the site two touring caravans and three storage containers are in place with these located on the southern rear corner of the site.
- 3.3** A previous application (DC19/018) for the same proposal on the site was submitted in February 2019 and was subsequently withdrawn as further

information was required including a noise impact assessment and updated land ownership plan. This information has now been submitted with the current application.

4. CONSULTATIONS

4.1 West Dunbartonshire Council Roads Service and West Dunbartonshire Council Environmental Health Service have no objections to the proposed development.

4.2 SEPA and Scottish Water have no objections to the proposed development.

5. REPRESENTATIONS

5.1 None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

6.1 The site is identified as Green Belt within the Adopted Local Plan. The Plan does not have a policy which allows alternative sites to be considered such as for Travelling People but does allocate two specific sites for this use through Policy PS3. Both these established sites are located in close proximity to the application site. As the proposed site is not located within the designated Travelling Peoples sites, the proposed use has to be considered against the Greenbelt Policy of the Plan (Policy GB1). Policy GB1 of the Adopted Local Plan allows development to be located within the Greenbelt where there is a site specific locational need.

6.2 The applicant has provided robust supporting information to demonstrate a site specific locational need for the site to be located in close proximity to the allocated Travelling Peoples sites and detail specific material considerations that require to be taken account of in this case. The proposals are considered to accord with this policy as it has been adequately demonstrated that there is a site specific locational need and this is discussed in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

7.1 On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.

- 7.2** Policy BC3 relates to Homes for Particular Needs, which includes homes for travelling people, and allows the consideration of alternative sites to be developed for these uses where they accord with the relevant policies of the Plan. As the site is within the Greenbelt, the relevant policy in this case is Policy DS2.
- 7.3** Policy DS2 sets out the criteria to be used in determining whether a proposal is suitable for development within the Greenbelt, such as, rural economic development compatible with a rural location and appropriate recreation, leisure and tourism requiring a rural setting. None of these criteria are applicable to this proposed use in this regard and so the proposal is contrary to Policy DS2. Therefore, the applicant has to demonstrate why the proposed use can be considered as an acceptable departure to the Plan with regard to this Policy. As set out in section 6.2 above, the applicant has provided robust supporting information to demonstrate a site specific locational need for the site to be located in close proximity to the allocated Travelling Peoples sites and sets out specific material considerations to be taken account of that demonstrate a site specific location need. This has been assessed and it is considered that the proposal is an acceptable departure in this case and that more weight should be given to material considerations which is discussed below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.4** Policy H3 Homes for Particular Needs and Policy GB1 Greenbelt and Countryside are exactly the same as the policies within LDP1 and so the assessment is the same in that it is considered the proposal is an acceptable departure from the greenbelt policy in this case, giving further weight to other material considerations and this is discussed below.

Scottish Planning Policy

- 7.5** Scottish Planning Policy (SPP) states that development plans and local housing strategies should address any need and demand for sites for Travelling People to be identified and take into account their mobile lifestyle and individual needs. Where a need and demand for a permanent travelling people site(s) is identified, local development plans should then identify suitable sites for these communities. SPP also requires local development plans to consider whether policies are required for small privately-owned sites for Travelling People. West Dunbartonshire has two adjoining allocated sites for Travelling People at Dennystoun Forge. This meets the requirements of SPP with regard to identifying suitable sites, however, it also means that Travelling People are limited to living on only two identified sites within West Dunbartonshire. Whilst the rest of the local population has a choice of tenures in a variety of locations, Travelling People in West Dunbartonshire are restricted to just two council-run site and weight requires to be given to these limitations. Both the proposed local developments plans, as required by SPP, contain a policy which allows other areas of land within West Dunbartonshire to be used for Travelling Peoples sites.

Principle of Development

- 7.6** Section 25 of the Planning Act requires planning applications to be determined in accordance with the development plan unless other material considerations indicate otherwise. The proposed use is considered to be an acceptable use in terms of the adopted plan but does not accord with Greenbelt policies of the Proposed Plans. Scottish Planning Policy is in favour of creating sites for travelling people. The applicant has also provided robust supporting information which is considered to justify a site specific locational need for the use of this site as a travelling people's site.
- 7.7** The applicant in the supporting statement has indicated other important considerations in the consideration of this application and this includes the provisions of the Human Rights Act 1998, the Equalities Act (2010) and the Children (Scotland) Act 1995. From the information provided by the applicant there is a clear evidence base that Travelling People have a strong cultural identity with importance placed on extended family. Caring for relatives, including the very young and elderly, is generally done by family members and these close family ties also extend to work with male family members often working together in a trade. The applicant has chosen to make his home on the proposed area of land, which has given him the opportunity to create a secure and safe environment for grandchildren to play while at the same time providing space to store vehicles and equipment used for the family business. Living close to extended family is therefore important which means that the proposed site is ideally located being only a short distance from the established and settled community of Travelling People at Dennystoun Forge. The applicant and his family previously lived on the Dennystoun Forge site and they still have extended family there.
- 7.8** Whilst the site is identified as greenbelt within the adopted and proposed local development plans, it does not have quality amenity or environmental value as it had, until recently, an industrial appearance with metal palisade fencing surrounding the site. The site was unkempt and it is likely that it has simply been a small wedge of land that has been left over when the adjacent railway line and road were constructed. The applicant has replaced the palisade fencing with timber fencing and cleared the site which has visually improved the site as it has a tidier appearance. It is therefore considered that the development of this site for a one pitch caravan park will not have a detrimental impact on the character and amenity of the green belt or compromise the purpose and integrity of greenbelt land within West Dunbartonshire.
- 7.9** Considering all of the material considerations above, a site specific locational need can be demonstrated to accord with the greenbelt policy of the Adopted Local Plan (2010) and a departure to the green belt policies of both proposed Local Development Plans can be justified in this case.

Technical Matters

- 7.11** A Noise and Vibration Impact Assessment was submitted as part of the application submission and has been assessed by the Council's

Environmental Health Service and the users of the site are unlikely to be adversely impacted by noise or vibration.

- 7.12** There is good visibility for vehicles entering and leaving the site and a large amount of space for parking and turning within the site has been accommodated within the layout. The Council's Roads service therefore has no objections to the development.
- 7.13** The applicant proposes to connect to the local water network and Scottish Water has advised that there is currently sufficient capacity for this. There is no waste water infrastructure within the vicinity of the site and therefore the applicant proposes to install a septic tank. Private sewage systems are required to be registered with SEPA and this is a separate process to planning.

8. CONCLUSION

- 8.1** The proposal is in accordance with the Adopted Local Plan (2010) and whilst the site is within land designated as greenbelt, a site specific locational need for the proposal has been demonstrated. In this instance a departure from the greenbelt policies of the proposed plans is justified as the type of use is wholly in accordance with Policy BC3 of Local Development Plan 1 and Policy H3 of Local Development Plan 2 and the relevant criteria for Scottish Planning Policy.

9. CONDITIONS

1. There shall be no alterations to the layout of the site, as detailed in the Block Plan hereby permitted (Ref. 'Drawing No. 19-001-002' Rev B) including additional structures, buildings or re-positioning of structures or buildings within the site without the prior written consent of the Planning Authority. Any subsequent alterations agreed by the Planning Authority shall be carried out within two months of any agreement in writing.
2. The chalet, utility block, 2 touring caravans and 3 storage container units associated with the application hereby approved (and as shown on Block Plan 'Drawing No. 19-001-002' Rev B) and any subsequent alteration as may be agreed under the terms of condition 1 shall be removed from the site and the land reinstated to a condition satisfactory to the Planning Authority within one month of any of these features becoming permanently redundant or uninhabited on the site.

Peter Hessett
Strategic Lead - Regulatory
Date: 11th March 2020

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. West Dunbartonshire LDP - Proposed Plan 2
5. Scottish Planning Policy (SPP)
6. Consultation responses

Wards affected: Ward 3 (Dumbarton)

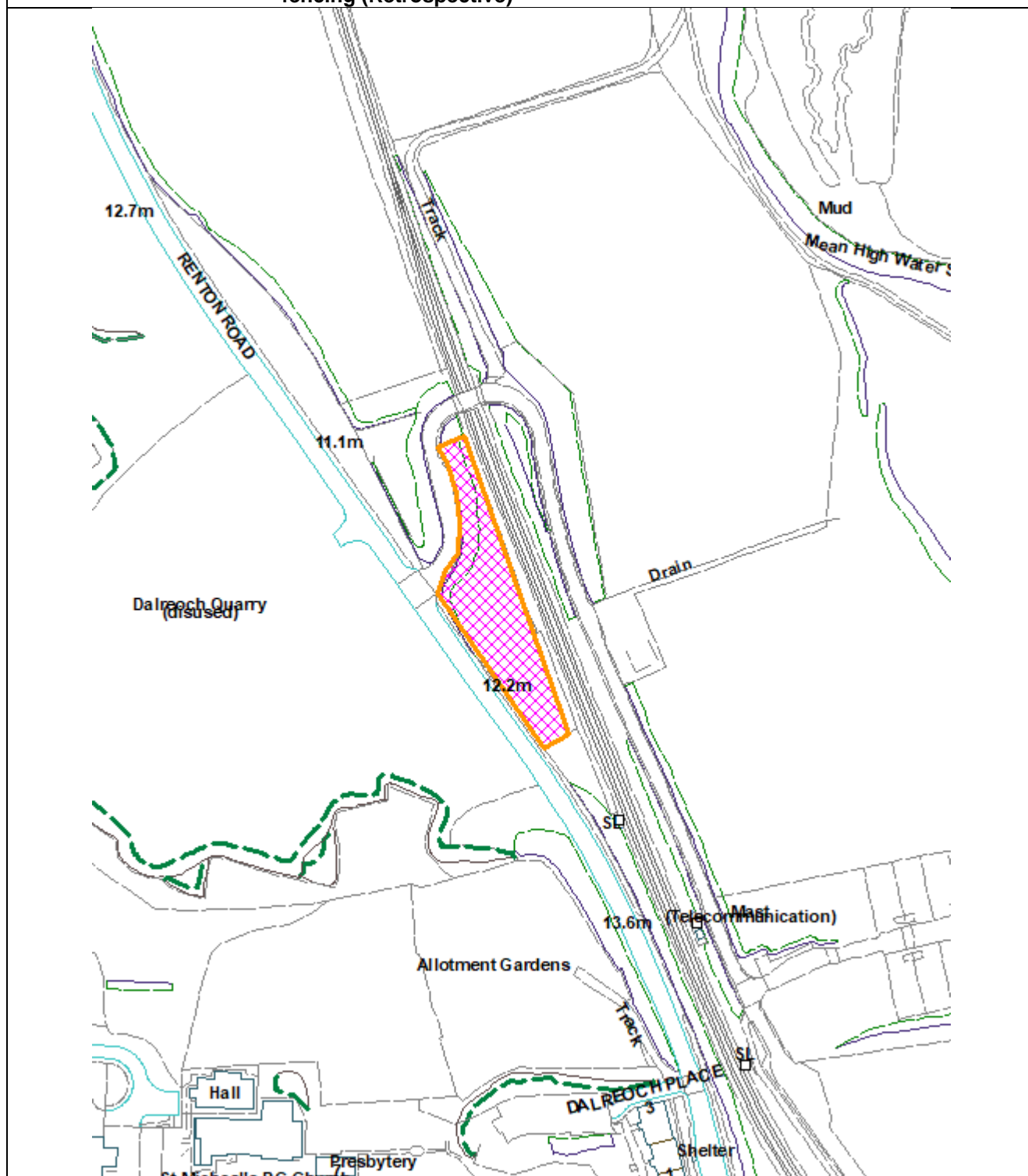
Map Register No: HQ636

Date: 27 February 2020

DC19/200

Change of use from vacant
land to one pitch caravan
park and erection of an
amenity block, siting of
storage containers and
erection of gates, walls and
fencing (Retrospective)

Land Opposite Dalreoch Quarry
Renton Road
Dumbarton



WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead – Regulatory****Planning Committee: 11th March 2020**

Subject: Planning Performance Framework 2018-19**1. Purpose**

- 1.1** To inform the Committee of the recent comments received from the Scottish Government and the peer review regarding the Planning Performance Framework submitted by this Council for 2018-19.

2. Recommendations

- 2.1** That the Committee notes the content of this report and the comments received from the Scottish Government and peer reviewer.

3. Background

- 3.1** The annual Planning Performance Framework (PPF) was submitted to the Scottish Government at the end of July 2019 and feedback was received in February 2020. The Scottish Government have assessed the Planning Performance Framework against a set of performance markers and it is seen as a measure of continuous improvement. The Performance Markers give an indication of good performance, good practice and help to identify priority areas for improvement action. A peer review of the reports was also undertaken in the SOLACE Groups (Society of Local Authority Chief Executives). West Dunbartonshire is in the SOLACE group with East Dunbartonshire, Edinburgh, Glasgow City, Dundee, Aberdeen City and Falkirk Councils. This year the Council were paired with Edinburgh City Council for the peer review.

4. Main Issues

- 4.1** The PPF report outlined our performance and demonstrated our achievements, actions and improvements in 2018-19 and is contained in Appendix 1. The general format of the report was around defining and measuring a high quality planning service and it was assessed through quality of outcomes, quality of service and engagement, governance and culture of continuous improvement. The report was based on case studies in order to showcase good performance, good practice and the use of innovative ideas.
- 4.2** The Minister for Local Government, Planning and Housing Mr Kevin Stewart in the feedback report indicated that good progress continues to be made by

authorities and, although there was a small drop in the number of green ratings awarded this year, there remains some variation across some authorities and markers.

- 4.3** The assessment of the annual Planning Performance Framework is based on performance markers which are rated green, amber or red. These ratings are based on the evidence provided within the Planning Performance Framework reports. Where no information or insufficient evidence has been provided a 'red' marking has been allocated. This Council received 8 green performance markers, 3 amber and 2 red markers. The feedback report is contained in Appendix 2 and it is a much condensed version than previous years. Last year, 9 green, 5 amber and 1 red markers were received. Green performance markers were received this year for processing agreements, early collaboration with applicants and consultees, legal agreements, enforcement charter, regular and proportionate policy advice, corporate working across services and sharing good practice, skills and knowledge. An Amber marking was given for continuous improvement as the Local Development Plan was out of date and will not be replaced in the next reporting period, the timescales for dealing with applications were slower than the previous year and there were still several legacy cases to be determined. However 8 out of 15 improvement commitments were completed with the majority remaining to be completed over the next reporting year. A good range of commitments were identified for the 2019-20 reporting year. Amber marking was also given to the development plan scheme as the Development Plan Scheme (September 2018) suggests adoption in 2020 and this timescale is on track to be achieved.
- 4.4** The two red markers were for the Local Development Plan which is 9 years old at the end of the reporting period and for decision making. The timescales for major applications was 28.5 weeks which was slower than the previous year but faster than the Scottish average of 32.5 weeks. Householder applications timescales were 8.6 weeks slower than the previous year and slower than the Scottish average of 7.2 weeks. For local development the timescale was 14.4 weeks slower than the Scottish average of 10.7 weeks. The Development Management team is a small team and has faced staffing and support administration issues over this year. This has had a major impact on processing times for applications together with the substantial increase in workload. New planning and support officers have been recruited and planning and technical processes reviewed to assist in improved performance levels.
- 4.5** The peer review of the Planning Performance Framework was carried out by Edinburgh City Council who indicated that it is comprehensive and includes a good selection of case studies which are both interesting and cover a significant breadth of important topics including heritage regeneration, redevelopment of contaminated sites, areas of landscape value, regeneration and affordable housing. This demonstrates to both developers and members of the public the significant variation in work which the Council successfully handles on a regular basis. The inclusion of a summary on how the Place and

Design Panel has developed clearly demonstrates the Council's commitment to improving the quality of development through seeking the input of stakeholders. The example of Queens Quay 'One year on' allows members of the public, who are perhaps not familiar with how larger scale developments work, to see the pace of development and how it progresses.

- 4.6** The peer review also made suggestions to strengthen next year's Planning Performance Framework. This includes using less text, structure the case studies around the template provided in the Planning Performance guidance, and providing more information on how the link is made between planning and strategic regeneration. A copy of the peer review is contained in Appendix 3. Officers from Edinburgh City Council also visited the Council in January 2020 to share good practice and they commented that it was clear that there is a strong sense of collaborative working within the planning service, which created a good team ethos where sharing experience and knowledge was common. A return visit to Edinburgh City Council area is planned for Summer 2020.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial and Procurement Implications

- 6.1** None.

7. Risk Analysis

- 7.1** There are no risk issues.

8. Equalities Impact Assessment (EIA)

- 8.1** It is not considered that the report or recommendations raise any equalities issues.

- 8.2** None.

9. Consultation

- 9.1** No consultation was necessary for the preparation of this report.

10. Strategic Assessment

- 10.1** The content of this report fully supports the Council's Strategic Priorities.

Peter Hessett
Strategic Lead - Regulatory
Date: 11th March 2020

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Email: pamela.clifford@west-dunbarton.gov.uk

Appendices: Appendix 1: Planning Performance Framework 2018-19
Appendix 2: Performance Markers Report 2018-19
Appendix 3: Peer Review February 2020

Background Papers: None

Wards Affected: All

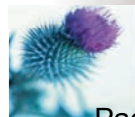
PLANNING PERFORMANCE FRAMEWORK

Planning and Building Standards Service

West
Dunbartonshire
COUNCIL



Scottish Awards for
Quality in Planning
2017: Award Winner



Scottish Awards for
Quality in Planning 2018:
Award Winner

Foreword

Welcome to the annual Planning Performance Framework which outlines our performance, showcases our achievements and improvements in 2018-19 and outlines our service improvements for 2019-20.

Last year's Planning Performance Framework was peer reviewed by Falkirk Council who are part of our Solace Benchmarking Group. They also took the opportunity to visit our new office and Dumbarton Town centre our future Conservation Area. We are hoping to have a return visit to Falkirk later this year to view some of the Projects which were featured in their Planning Performance document.

It is difficult to believe that this time last year we only had moved into our new office at 16 Church Street. The new office has been a real boost for Dumbarton Town Centre and is being admired by all. We are very proud of our new office and leading by example is so important when negotiating quality development.

Development interest in West Dunbartonshire continues to increase with significant progress being made on Queens Quay, Dumbarton Waterfront, delivery of affordable housing as well as an exciting project for the Carless site. It is

good to see the building frames being erected on Queens Quay and new houses being constructed on Dumbarton Waterfront demonstrating that we are starting to change the economic prosperity of this area. The Place and Design Panel has become an integral part of the Planning process and it is having a significant influence in the change being seen in the quality of the proposals, we are being presented. Recently, it was good to welcome Mr Kevin Stewart Minister for Local Government, Housing and Planning, Fiona Simpson, Assistant Chief Planner and Eric Dawson to visit the Queens Quay site and to hear about the good work of the Place and Design Panel.

Whilst we all welcome the development interest in the area, this has put significant pressure on the existing resources within the Planning, Building Standard and Environmental Health Services at a time when the Council continues to address financial challenges. However, with increased income from fees and the Council recognising the important role that Planning and Building Standards play in delivering these economic projects some additional resources have been provided.

A number of new people have joined the team: Ross Lee, Craig Jardine – Lead Planning Officers Development Management, Jane Tennant Development Management Planning Officer. It is good to have them part of the team. Bernard Darroch left the Council this year for a job in North Lanarkshire after 16 years with West Dunbartonshire. Bernard joined West Dunbartonshire as a young graduate and has been involved in many of the significant developments happening in West Dunbartonshire. I thank Bernard for all his work in West Dunbartonshire and I wish him well in his future career.

The Antonine Wall Project continues to go from strength to strength and there are more details in this document. This year, Emma the project manager has recruited 2 Development Officers – Ruth Impey, Severine Peyrichou, and Project Support Officer Jennifer Ramage. All are welcome to the wider team and I look forward in working with them to progress this innovative heritage project.

We continue to support the Scottish Quality Awards in Planning and were privileged to receive two awards this year for the fantastic Clydebank Leisure Centre in the

Place Category and for the Elected Member Briefing at the Pre application stage in the process category. An article as part of the engagement theme in the Scottish Planner on our elected member engagement was published. Our Place and Design officer also wrote an article for the Scottish Planner about our Place and Design Panel. Hear more about these projects further on in this document. This year we have been shortlisted for 16 Church Street our new Dumbarton Council offices in the Place Category for the Scottish Quality Awards in Planning.

Please enjoy reading about the exciting developments taking place in West Dunbartonshire and we always welcome your feedback and comments

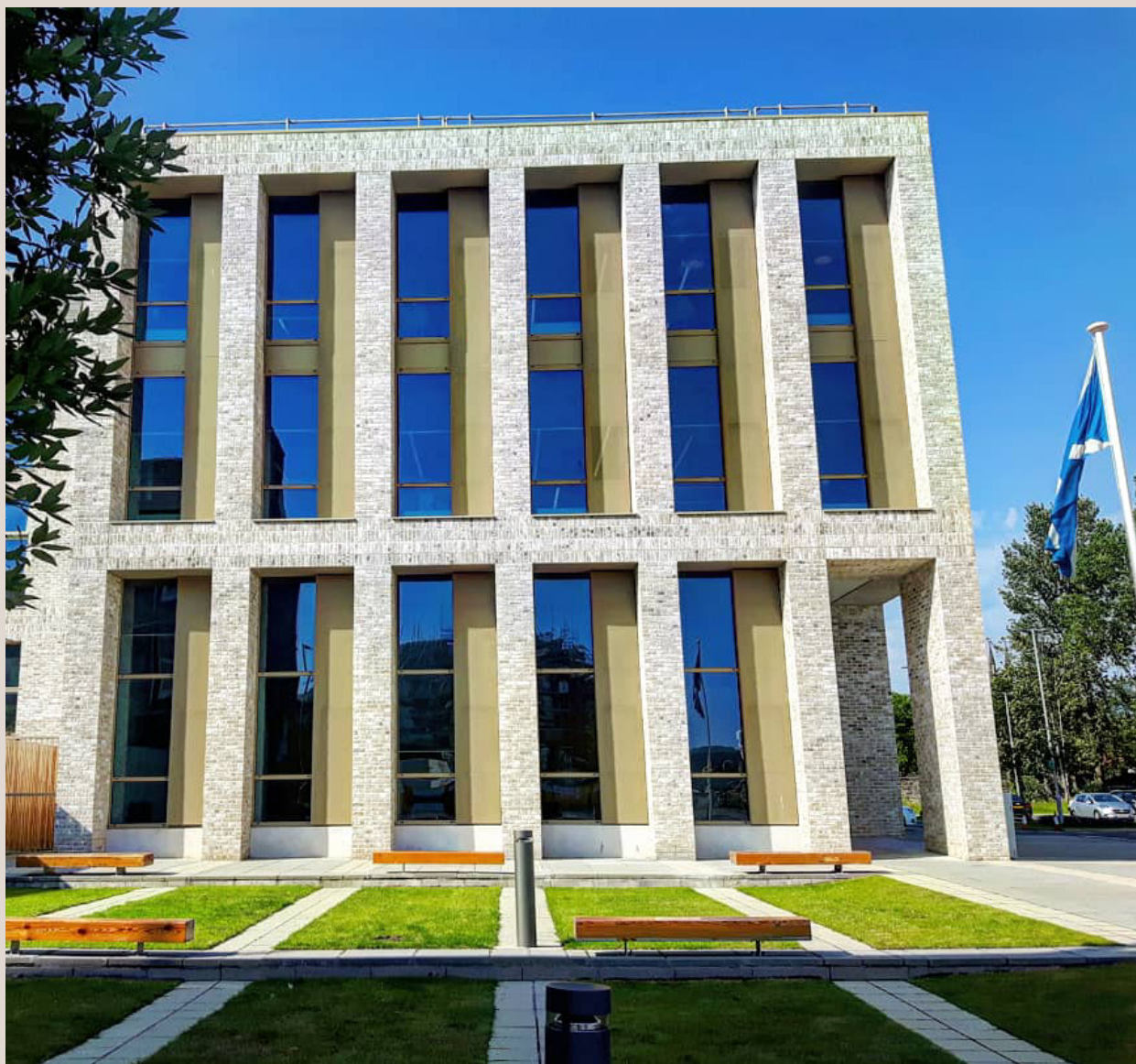
Pamela Clifford

Pamela Clifford

Planning, Building Standards and
Environmental Health Manager

July 2019

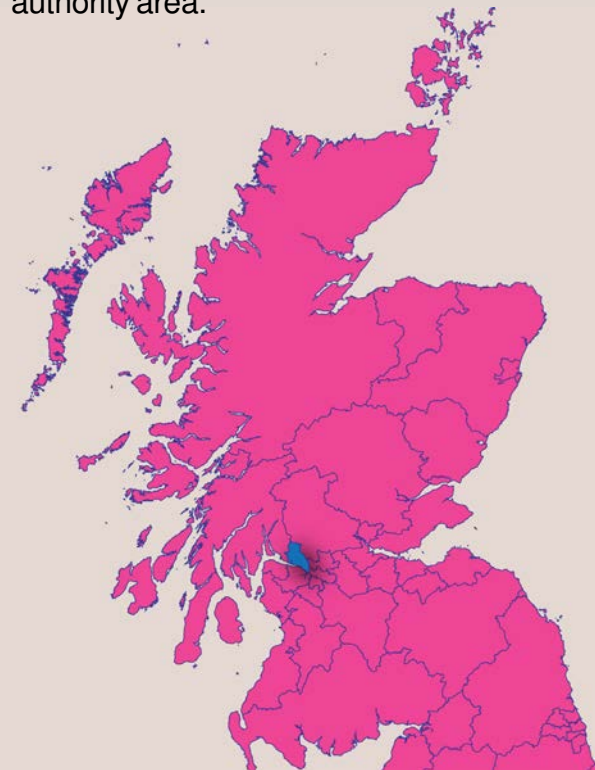
pamela.clifford@west-dunbarton.gov.uk



Introduction

Context

West Dunbartonshire is one of the smallest local authorities in Scotland with just over 90,000 residents and is made up of rural, urban and waterfront areas. The Planning Authority excludes parts of Balloch and the countryside to the east and west of Loch Lomond which forms part of Loch Lomond and the Trossachs National Park Planning authority area.



Our Vision

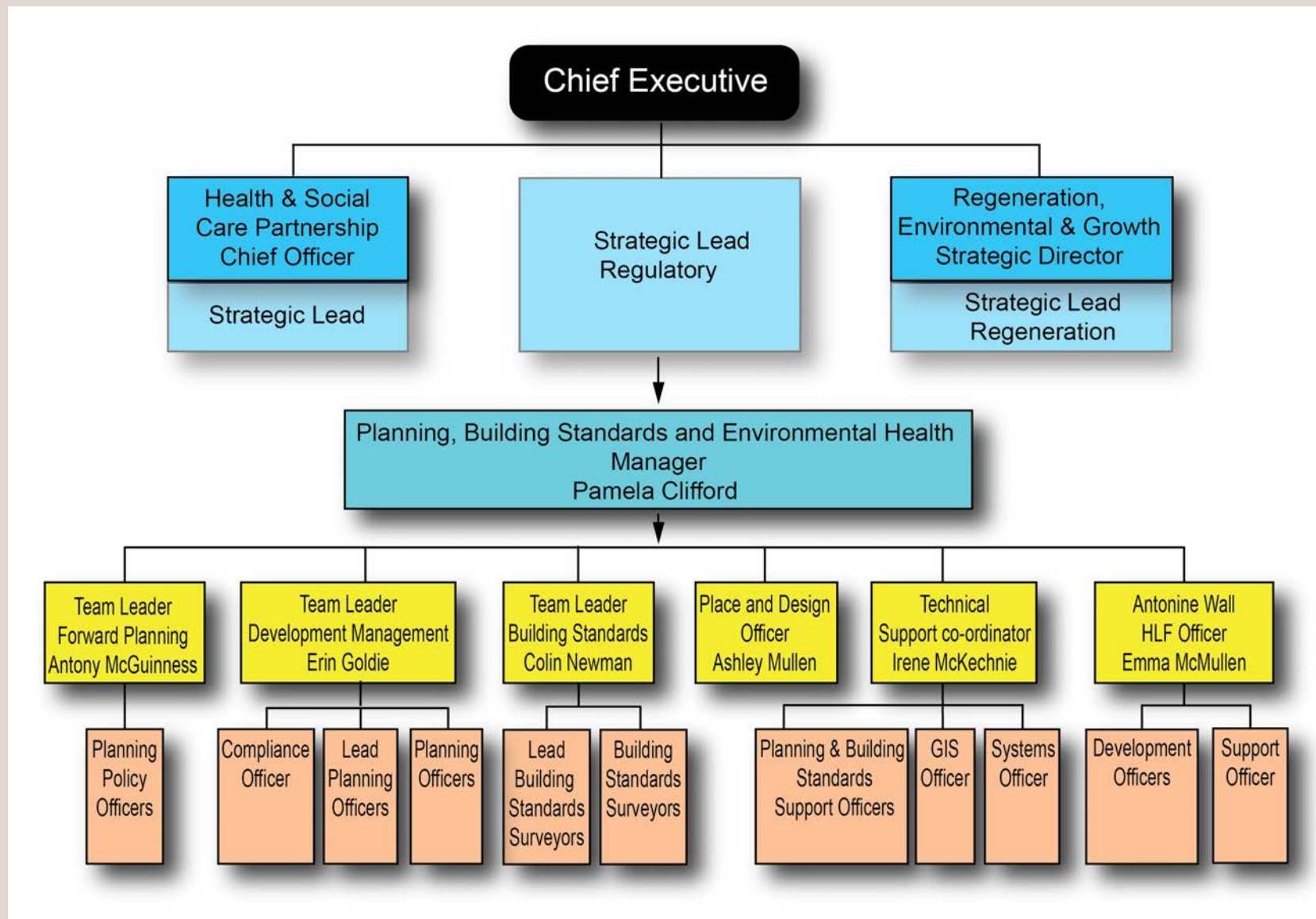
“West Dunbartonshire Council will deliver high quality services led by priorities identified by the communities of West Dunbartonshire in an open and transparent way”.

The Strategic Plan 2017-2022 sets out the vision and direction for Council services over the next 5 years. It will inform the delivery of Council Services and provide a context for decision making at a service level. The strategic priorities will be delivered through the Service Delivery Plans and those of the Strategic Partners in the Community Planning Partners. Key strategic priorities:

- ☐ Strong local economy and improved job opportunities
- ☐ Supported individuals, families, carers living independently and with dignity
- ☐ Meaningful engagement with active, empowered and informed citizens who feel safe and engaged
- ☐ Open, accountable and accessible local government
- ☐ Efficient and effective frontline services that improve the everyday lives of residents

The Planning Service is identified as a lead service in delivering the first priority of a strong local economy and improved job opportunities through the local development plan, the Place and Design Panel and the planning application process.

The Local Development Plan Proposed Plan (2016) has remained at the proposed plan stage. Local Development Plan 2 Proposed Plan is presently at examination with DEPA.



What is the Planning Performance Framework

The Planning Performance Framework (PPF) defines and measures how a planning authority is achieving a high-quality planning service. The general format is determined by the Template and Guidance Notes issued in March 2019. The PPF has been designed to be flexible and to evolve as experience grows. The report begins with a qualitative story of that year's performance supported by case studies. The information and policy that sits behind this performance story is then included prior to the considering of what improvements are desired in the coming year. It then provides more measured information on the authorities' work programmes called National Headline Indicators (NHI). This is followed by the Scottish Government Annual Official Statistics for that Authority. It ends with a snapshot of the workforce and planning committee meeting information for that planning authority.

The Scottish Government assess the PPF against a set of performance markers. These markers give an indication of good performance, good practice and help to identify priority areas for improvement

action. In order to demonstrate the importance of meeting the 15 Performance Markers, these have been identified against evidence within the report. In addition a Performance markers checklist is contained in Appendix 1.

The case studies throughout the Report give examples of how good practice and quality development has been achieved resulting in a high performing planning service.

Given our extensive social media presence in the past year to raise the profile of planning we have used Twitter tweets throughout the PPF to demonstrate the value of our work and feedback received.

Part 1: Qualitative Narrative and Case Studies

Quality Design

The Place and Design Panel One Year On

The Place and Design Panel has been in operation for 15 months and in that time it has reviewed 18 projects in 15 sittings, varying in nature, stage of development and complexity. These have included affordable housing developments, projects on our key regeneration sites, vacant sites requiring redevelopment and smaller sites which contribute to the overall quality of Place.

Added Value

The added value that the Panel process has brought to projects can now begin to be evidenced in that we have seen real results in the change in quality of the proposals that have come forward after the Panel process. This includes better consideration of materials in terms of sustainability, robustness and longevity, better quality landscape and SUDS solutions, more consideration of pedestrian movement in and through sites and how sites relate to important routes or transport linkages and development of more inclusive designs in our affordable homes and in our streets and external spaces.

Evaluation and Governance

We continue to evaluate the Panel process by seeking the views of Panellists and presenters in order to reflect on the strengths of the review process and where it can be improved. However, the work of the Panel is also subject to annual external review by an Evaluation Board; made up of senior members of the Scottish Government Planning and Architecture Division, Architecture and Design Scotland, the Improvement Service and Senior Managers from West Dunbartonshire Council – Director for Regeneration and Place and Strategic Lead – Regulatory.

The more formal review process is to demonstrate the impact of the work undertaken by the Panel and the Place and Design Officer. The Evaluation Board were also presented with details of the wider work undertaken and the future work to be progressed in the coming year. Changes have been made to the governance procedures for the Panel in order to more accurately reflect the manner in which the Place and Design Panel is now run following the lessons learned in the first year. The revised document will be presented to Committee later in the year.



Housing development the former Aitkenbar Primary School , Bellsmyre



Review Process

The key changes to the Panel Governance includes reflecting the number and diversity of skills required of panellists in order for it to convene. This is in recognition that the number of panellists volunteering their time to the Panel allows for a tailored skill set that reflects the unique circumstances of the specifics of each proposal. This has been recognised as a key strength of the panel.

The changes also reflect the value of the information available at Pre-Panel stage. Presenters are now steered towards focusing on scene setting; site analysis and context.

Other changes to the review process within the Governance document includes the removal of stringent timing during the review, the allowance of controlled dialogue between Panel and presenter and the expectation for a concise presentation that supplements the Pre-Panel information.

There is further clarification on the role of the Place and Design Officer. The formality of having a 'Chair' was at odds with the collaborative workshop setting of the Panel. As Facilitator and Co-ordinator, the Place and Design Officer summarises the key themes raised at the Panel, noting the key

areas of focus and ensuring the ambitions of the Council in achieving quality development are upheld, with involvement that spans all the Panel activities.

Remit

Experience has enabled the remit of the Panel to be more clearly specified within the Governance document. Activities that it was initially hoped the Panel might undertake, are now within the remit of the Place & Design Officer- for example, coordinating partners involved in the development strategy for Queens Quay and working with other Council Services involved in built environment projects such as Housing, Asset Management, Education and Consultancy Services.

Wider Impact and Closer Collaboration

The work of the Panel and role of the Place and Design Officer has had a much wider impact than first anticipated. Close working relationships have emerged between the Panel and Planning officers and the revised Governance document strengthens the integral role the Panel plays in the planning process by supporting and assisting projects.

Closer working relationships have been fostered between Council services of



Place and Design Panel

Housing, Asset Management, Consultancy Services, Capital Projects, Education, Regeneration and Roads teams. A Planning/Health Social Care Partnership working group has begun to convene regularly and we are working to incorporate



Place and Design Panel visiting former Council HQ offices at Garshake Road , Dumbarton

the knowledge of our HSCP colleagues into the Panel process to drive forward health and well-being improvements through development.

The increased collaboration with wider council services has led to a heightened awareness of the benefits that early engagement with planning can bring to a development. There has also been a marked increase in awareness within council teams and external project delivery partners of what it takes to create places with longevity and resilience, where people can thrive and the mistakes of the past are to be avoided.

This ethos aligns comfortably with the 'Place Principle' adopted by the Scottish Government and COSLA to take a more joined up – collaborative, place based approach to support a clear way for all services, assets and investments, maximising the impact of combined resources.

We are getting to a position where it feels less and less daunting to ask for better design from developers. Where the desire for growth does not surpass the desire for good urban design.

(Performance marker 3,10,11,12,13)



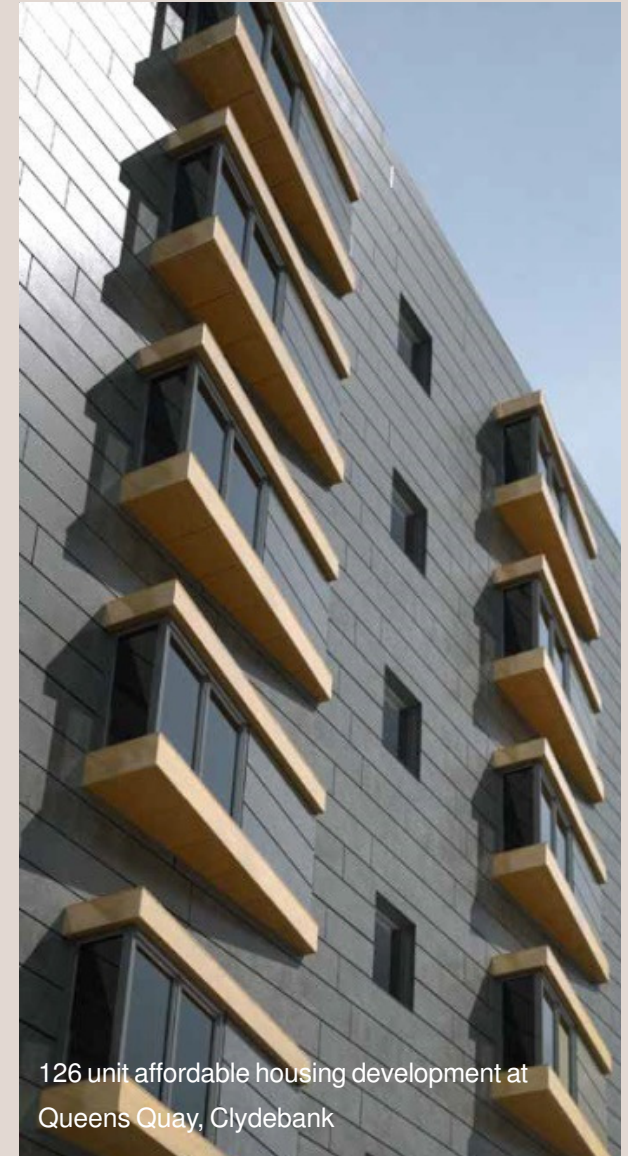
Queens Quay One Year On

This 80 acre residential led, mixed use waterfront development in the heart of Clydebank has featured strongly in previous Planning Performance Framework documents and is seen as the catalyst to the future prosperity of Clydebank. A future place to live, work and play .

Last year, works around the basin and on the road infrastructure had commenced. One year on, the works around the basin are complete and the full steel frame of the energy centre has started to become a



126 unit affordable housing development at Queens Quay, Clydebank



126 unit affordable housing development at Queens Quay, Clydebank



landmark against the iconic Titan Crane. The steel frame of the care home has also been erected with completion of the care home due by April 2020. Work will commence shortly on the health and care centre and the affordable housing.

Regular meetings have been taking place with the Project Manager for the overall Queens Quay site and the various developers, to ensure that conditions to the various permissions are discharged and complied with to ensure that the very high quality development is achieved.

Article in Clydebank Post from WDC
Councillor Danny Lennie on his recent visit
to the Queens Quay site

"When I took a walk to view the progress at Queens Quay, it was great to see so much work going on and real progress being made.

This massive project under construction will be a real asset to Clydebank and to West Dunbartonshire.

Inevitably I started thinking of years gone-by when I was much younger and how John Brown's, the Clydebank ship builders, held such a huge fascination for me.

I remember my dad taking me down to the yard one day for a visit and as we walked along. I asked him where was the ship that they were building and he replied : "Beside you" beside me all I could see was what, to me, looked like a wall.

"Look up" my father said and I looked up at what I thought was miles until I saw the top of the wall that was my first view of the QE2.

Back then living in Clydebank you were destined to do one of three things when you grew up.

You either worked at Brown's, Singer or Dawson & Downie- which meant you either built ships, sewing machines or pumps.

No more will we see thousands of workers flooding into Glasgow Road , onto Kilbowie Road or down Elgin Road.

Those days may be gone but the Queens Quay project does at least offer some hope for the future not, perhaps, not to the scale of days gone by, but it gives hope for a brighter future for Clydebank."

Visit by the Minister for Local Government, Housing and Planning to West Dunbartonshire

In early April we hosted a visit from Mr Kevin Stewart, Minister for Local Government, Housing and Planning. Mr Stewart was interested to learn about the work of the Place and Design Panel and the innovative work being undertaken on Queen Quay.



A pleasure to welcome @KevinStewartSNP to @WDCouncil and share the work we are doing at our @Queens_Quay site to deliver quality development on the ground #regeneration #Clydebank @wdcplace @ScotGovPlanning @DianeDocherty3 @clifford_pamela @ErinGoldie5 @AAMcGuinness



Kevin Stewart MSP @KevinStewartSNP
Inspirational visit to Clydebank to see all that is going on at Queen's Quay & to hear all about @WDCouncil's Place & Design Panel. Some great work going on. #PlanningForTheFuture

8:12 AM - 16 Apr 2019



Kevin Stewart, Minister for Local Government, Housing and Planning, Fiona Simpson, Assistant Chief Planner, WDC Planning Team and Councillors

"Thank you for the invitation yesterday. It was a pleasure to spend sometime with your team and hear about the fantastic work you're all doing. Their enthusiasm and commitment to making WD a great place to live was there for all to see and it was gratifying to see WD being showcased by people who passionately believe in what they're doing. I certainly think your team made a positive impact on the Minister and did themselves proud."

(Performance marker 3,12)

Caroline McAlister Vice Leader of West Dunbartonshire Council

Queens Quay Design Codes

The Council have a clear and ambitious vision for Queens Quay.

The creation of a sense of place is essential if the former industrial site is to be transformed into a vibrant, resilient neighbourhood and encouraging increased economic vitality and well-being. This is to be achieved with quality design and attention to place making.

The Aspirational Vision document was compiled to depict in one document the key character of Queens Quay to provide clarity with precedent projects and to feature the exemplary high quality achieved on the projects that have already been granted permission.

Design Codes have been commissioned by the Council with the aim to set out the parameters for the development of the remaining plots by providing clarity and certainty about the expected outcomes regarding key aspects of the urban layout, architectural treatment, materials, details, identity, character and sustainability.

The Codes will assist with balancing the ambitions to create an attractive

sustainable development with the need to produce a commercially viable and deliverable development. Developer partners will be encouraged by the codes to undertake collaborative discussions from an early stage with key stakeholders and encourage creative interpretation of the design principles by experienced professionals.

It is intended that the codes will be used by development partners and by planning officers with the aim of streamlining the processes in delivering future high quality development.

The intention is that the Design Codes will be adopted as planning guidance in order to provide certainty about the Council's ambition to achieve a cohesive, resilient, high quality place at Queens Quay.

(Performance marker 10,12)



Connecting Clydebank

'Connecting Clydebank', approval in November 2018, a Council project born out of the community consultation that took place through the Clydebank Charrette in 2015. The approved development meets the aspirations of the community charrette as it will achieve the aim of 'Connecting Clydebank' by providing a more attractive environment where emphasis is placed on pedestrian movement and cyclists through the forming of a number of raised table crossings, widening of footways/ narrowing

of carriageways, resurfacing works with quality granite materials and the installation of street furniture. This will achieve a more pedestrian focused and quality public realm space that improves linkages with Clydebank and provides a gateway befitting of Queens Quay. The works will improve and enhance the setting of the important civic core along the A814 where the town hall and library are located.

Traffic will continue to flow but at a lesser speed contributing to a safer environment for cyclists and pedestrians. The project will



link the new infrastructure associated with Queens Quay to National Cycle Route 7 on the Forth & Clyde Canal via Hall Street and Miller Street. It will also allow easy access to Clydebank Station via Titan Boulevard and Hume Street.

The project was reviewed by an Inclusive Design Officer who is also a panellist for the Place and Design Panel and following this, adjustments were made to further improve access to both Clydebank Town Hall and library buildings and 'Button by Neatebox systems' were agreed to be installed at the controlled crossing points. These will allow pedestrians with visual impairments, through the use of a free app to use their mobile phone or smart watch to activate the pedestrian crossing without pressing the button, giving them more time to focus on their orientation and to cross the road resulting an inclusively designed development for all.

(Performance marker 3,12)



Plan for A814 Dumbarton Road, Clydebank

Delivering Quality Housing

We have made further significant progress this year in raising the quality and standard of planning application proposals by engaging with and influencing applicants and developers at pre-application stage and ensuring review of major developments and proposals of a significant nature by the Place and Design Panel and the Council's Health and Social Care Partnership. Some examples of our successes are three approved applications for the re-development of former primary school sites and an extensive housing development at Queens Quay. All four applications were for affordable housing needs and there were common themes across the applications in terms of quality of outcomes:



Housing development at the former Aitkenbar Primary School, Bellsmyre

Green infrastructure first approach

The re-development of the former St Andrew's, Aitkenbar and Haldane Primary school sites all had a green infrastructure first approach as advocated by our proposed Local Development Plan 2. Both Aitkenbar and Haldane sites were adjacent to woodland and open space and this was an opportunity to create a quality setting. Through the site layout we have ensured that the woodland areas will be well integrated by extending the green network into the sites and filtering through appropriate native landscaping, extensive tree planting, sustainable drainage swales and rain gardens. This will create welcoming and attractive developments that will enhance the health and wellbeing of residents through opportunities to access a quality outdoor environment that includes biodiversity benefits. The Aitkenbar site also features a community garden within a prominent part of the site and was a clever use of the area designated for underground Suds attenuation. This has been designed to be accessible to all, not just the residents of the site. The community garden retaining wall will double up as an art wall to be designed by children at the local Bellsmyre

school campus which encourages ownership of space and pride within the community. The St Andrews site is more urbanised in terms of its location adjacent to Clydebank Town Centre, however we ensured that the layout benefits from significant areas of well-connected, usable, safe and attractive open space that filters throughout the site rather than one formal designated area.



The affordable housing sites at Queens Quay were identified through the masterplan for the wider site. A central landscaped courtyard with drying greens and seating areas was provided within the site boundaries but the location of the housing within Queens Quay means the residents will benefit from the substantial areas of public space along Titan Boulevard, a mainly pedestrianised street and high quality public realm space that connects to the head of the basin at the heart of Queen Quay, and along the line of the waterfront together with a number of pocket parks. The residents of this



126 unit affordable housing development at Queens Quay, Clydebank

development will have ready access to these areas together with people accessing the other facilities on the Queens Quay site.

Accessibility and Connectivity

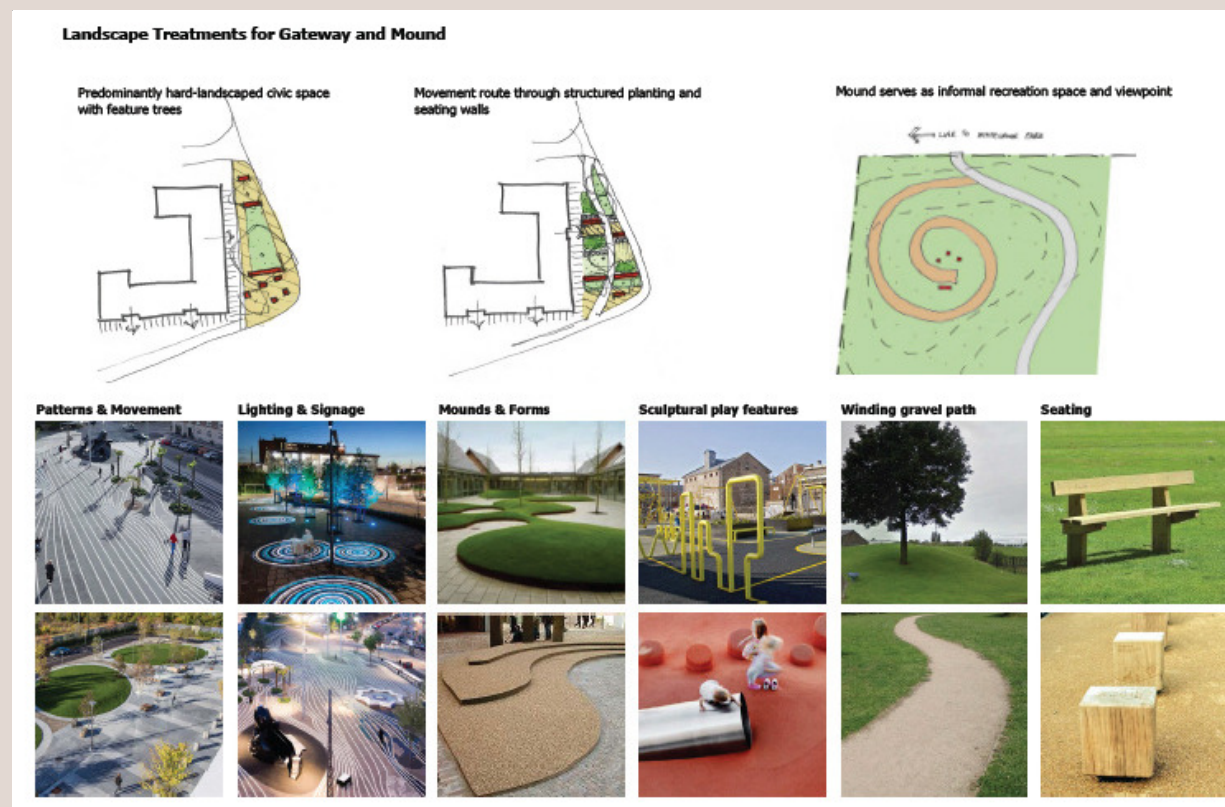
The road layouts for all three former primary school sites reflect the aspirations for the Scottish Government's policy on Designing

Streets through more pedestrian focused layouts and natural traffic calming as a result of road alignment and geometry. The housing has strong interaction with the streets and will add vibrancy and activity. New footpath networks will ensure good permeability and connections with the surrounding areas. The sites will feature natural, informal play equipment along the length of footpaths that connects to the surrounding areas and encourages 'play along the way.' Some of the equipment will be made from recycled timber from trees that are to be felled on the sites which is a sustainable use of natural resources. All three sites have excellent public transport connections.

The housing at Queens Quay has a quality interface with Glasgow Road, Titian Boulevard and the spine road and creates a strong identity of place, character and a gateway befitting of Queens Quay. The permeability of the site will encourage walking and ensure pedestrians can easily pass through the site while travelling to other parts of the Queens Quay site, the College and the Clydebank Leisure Centre. The site also has excellent connections to cycle routes and public transport links including rail and bus.

Quality Design and Materials

All the sites feature contemporary building design with quality material palates of clay bricks with a variety of texture and tone to reflect the local area and that will result in a distinctive identity of place. Durable powder coated aluminium door and window frames are to be used which provide a slimmer profile and superior quality finish. At Queens Quay, the buildings underwent a robust design process resulting in a unique design that reflects the standard already achieved with the health and care centre, care home and energy centre and the materials selected are of an equal outstanding quality. The porcelain clay bricks and metal cladding reflect the industrial heritage of the site, are durable and suitable for the marine environment and set a benchmark for future proposals at Queens Quay.



Landscape options for re-development of a brownfield site being considered by the Place and Design Panel.

Delivering Affordable Housing

All four sites are key regeneration projects within the Council area and will provide in total, 383 much needed affordable homes for residents of West Dunbartonshire. Delivery of these sites, together with other affordable housing projects, will contribute towards Scottish Government affordable housing targets and the Council's ambitious plans to deliver 1000 new

3.) 146 unit [#affordable](#) and [#amenity](#) [#housing](#) development [@Queens_Quay](#)
An outstanding development contributing to the further [#regeneration](#) of the area and providing quality housing for residents of [#Clydebank](#) [#placemaking](#)



7:45 AM - 20 Mar 2019

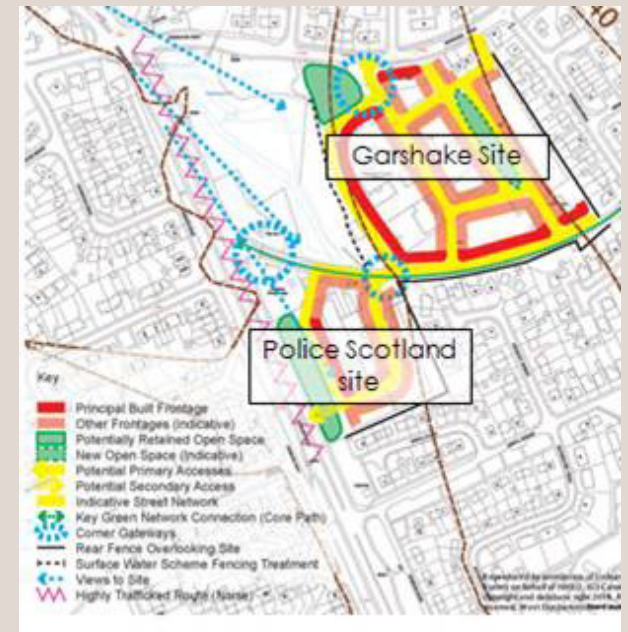
Council and Registered Social Landlord homes in the next five years.

Work has commenced on the St Andrew's site with the other three at building warrant stage with site starts programmed for year end. We are excited to see these quality developments get off the ground.

(Performance marker 3, 11,12)

Development Briefs

A new format for developer briefs has been implemented this year which takes on a much more urban design approach to the preparation and formulation of the Briefs. This gives more information on how the Council wish to see the site developed in the future and aligns with our objective of frontloading development sites so all information to potential developers, is set out at an early stage of how we would like key sites to be taken forward. During this year, two Development Briefs for major redevelopment sites were done and used by the Council's Asset Management Team to market the respective sites. These were for the redevelopment of the former Council Offices at both Roseberry Place, Clydebank and Garshake, Dumbarton.



Development Brief extract for former Council HQ site at Garshake Road, Dumbarton

The preparation of these briefs involves consultations with internal services and both of the Development Briefs have been assessed by the Council's Place and Design Panel. The recommendations of the Panel and comments from other consultees have been incorporated in the final version of the Briefs.

(Performance marker (3,12).

Enabling Regeneration

Exxon & Carless Regeneration Sites

On the Clyde Waterfront, the former industrial sites of the former Esso petroleum fuel distribution terminal and the Carless Oil Refinery have combined land holdings amounting to a total of 50 hectares. These sites have remained vacant and unused for many years partly due to their historic contamination. However, this year significant progress has now been made to unlock the future redevelopment of these key regeneration sites with the approval of the remediation strategies to remove and manage the historic hydrocarbon contamination on both sites.

The Planning and Environmental Health Services have worked very closely with landowners and key agencies guiding and advising at each key stage of the process. This resulted in Committee approval being gained for these very complex proposals in March and April 2019.

In addition to the obvious benefits in remediating these sites for strategic

economic investment are the immediate environmental benefits of reducing the long-standing environmental risk to the adjacent European designations of the Inner Clyde Special Protection Area and Ramsar site.

Elected Members have been informed at key stages of the processes with the Carless proposals being the subject of an elected member briefing before submission and a detailed site visit took place to the Exxon site before the application was presented to Committee so members could be shown how the proposed remediation strategy was to be implemented on site.



The Exxon site is the Council's City Deal project and the remediation works will help to facilitate wider economic development of the site through the proposed masterplan.

The Carless site, with its historic quay access to the River Clyde, attracted the Malin Group, who own the whole site, and have now submitted a planning application for a Marine Fabrication Complex with their aim of bringing shipbuilding employment back to West Dunbartonshire. The application is currently being assessed and it is anticipated presenting this to Committee in late summer.

The future prospects are exciting for these sites both from an economic and environmental perspective with the Planning Service playing an important role in their future development.

(Performance Marker 1,3,12)



Former Carless oil refinery site

Heritage Regeneration

Rediscovering the Antonine Wall

This year the project was successful in being awarded funding from the National Lottery Heritage Fund and Kelvin Valley & Falkirk LEADER Programme, towards a



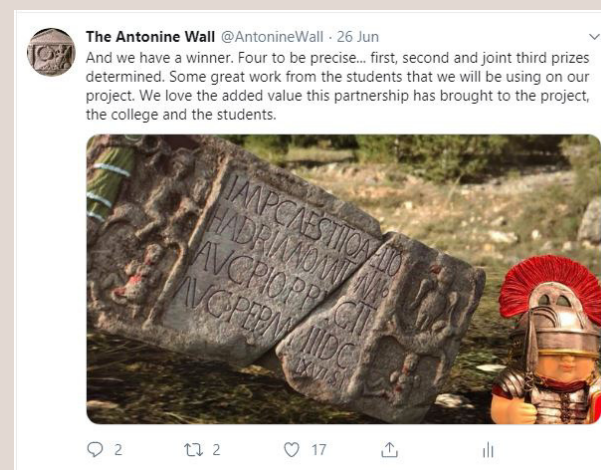
Antonine Wall

£2.1m three year project which will run until 2021. The multi-partner heritage project led by West Dunbartonshire Council and involving five local authorities along with Historic Environment Scotland intends to raise awareness and understanding of the Antonine Wall UNESCO World Heritage Site in local communities, particularly amongst audiences who do not traditionally engage with heritage. The project has also involved working with other organisations along the line of the Wall such as Forestry Land Scotland, Scottish Canals and Central Scotland Green Network Trust.

Funding is being directed towards community projects, which allows, through a co-design approach, communities to fulfil their own ambitions and proposals relevant to the Antonine Wall. This year two new Development Officers are in post and a support officer. These officers will assist the Project Manager to deliver the objectives of this unique Project and they will work very closely with the communities to deliver the projects.

Further value has been added to the project through a partnership with City of Glasgow College. The students are delivering the digital and stone masonry elements of the

project. This collaboration provides skills training for young people, giving them a live project and physical outcomes to enhance their future employment prospects. The project, in return, is using the best emerging talent in the industry, along with raising awareness of the Antonine Wall to a new and mostly younger audience.



Social media has helped promote and extend the reach of the Antonine Wall to a new audience with many followers from elsewhere in the UK and Europe. The Antonine Wall Twitter account has 1,532 followers, the Facebook page has 355 followers and we also have a newly



established Instagram account. Our social media campaign has allowed for the introduction of an Antonine Wall mascot, Marcus Minimus, on World Heritage Day 2019, who was named as the result of a social media competition.

Over the coming year, the project will see the completion of five Roman themed

playparks; installation of five replica distance stones; community mural projects; Roman gardens and Cycling Without Age trishaws. These projects reflect the diverse reach of the project, focusing on engaging across generations and allowing participation for all.

(Performance markers 12)

[Antonine Wall Community Conference](#)

The inaugural Antonine Wall Community Conference took place on Saturday 29th September 2018. Approximately 80 members of the public attended the one

day event. The morning session combined a series of academic and community based talks alongside a marketplace which allowed organisations and community groups associated with the Antonine Wall and Roman heritage to meet each other, network and share ideas. The afternoon session offered the opportunity to remain at the conference venue and take part in workshops and a screening of a 1950s silent film of the Antonine Wall or a tour to Bar Hill and Croy Hill forts with expert guides David Breeze and Bill Hanson.

(Performance Markers 13)



Designation of a Conservation Area in Dumbarton Town Centre

The potential for a conservation area in the town centre is based primarily on the heritage quality of the area and the opportunities to regenerate the town centre. The town centre is of medieval origins and the High Street, in particular, retains much of its medieval street pattern; the curve of the street following that of the adjacent River Leven. There are 23 listed buildings (6 'A' listed), located mostly around High Street, Church Street and Station Road and there are many other unlisted buildings of significant interest and quality.



A Conservation Area would form the first part of restoring and regenerating the heart of Dumbarton, helping to revitalise the High Street and reconnect it to the riverside.

A public consultation was held between January and March 2019, including a drop-in exhibition event which was attended by around 30 people most of whom were local residents and business owners. Social media was used to further the reach of the consultation on the proposed Conservation Area.

Approximately 25 written comments were received during the consultation period, almost all of which were strongly supportive of a conservation area within the town centre, and of the proposed boundaries. A number of small changes to the boundaries were also suggested.

A revised boundary for the conservation area will be taken back for approval to Committee in August 2019, and will then be submitted to Historic Environment Scotland. If approved, the Council will commission a full Conservation Area Appraisal, which will identify key features, opportunities and challenges in the area, and is likely to include a building condition survey.

David Harvie, Convener of the Dumbarton Stations Improvement Trust, said:

“West Dunbartonshire Council’s current progressive approach has recently been shown in numerous ways, from the clear writing style of the LDP-2 to regeneration planning, charrettes and other consultations such as the consultation on the proposed conservation area.

The proposal to designate a Conservation Area around Dumbarton Town Centre, including the Town’s A-Listed Central Station will be a vital factor in rescuing the tired, diminished centre of one of Scotland’s most historic medieval towns.”

(Performance Markers 11,12)



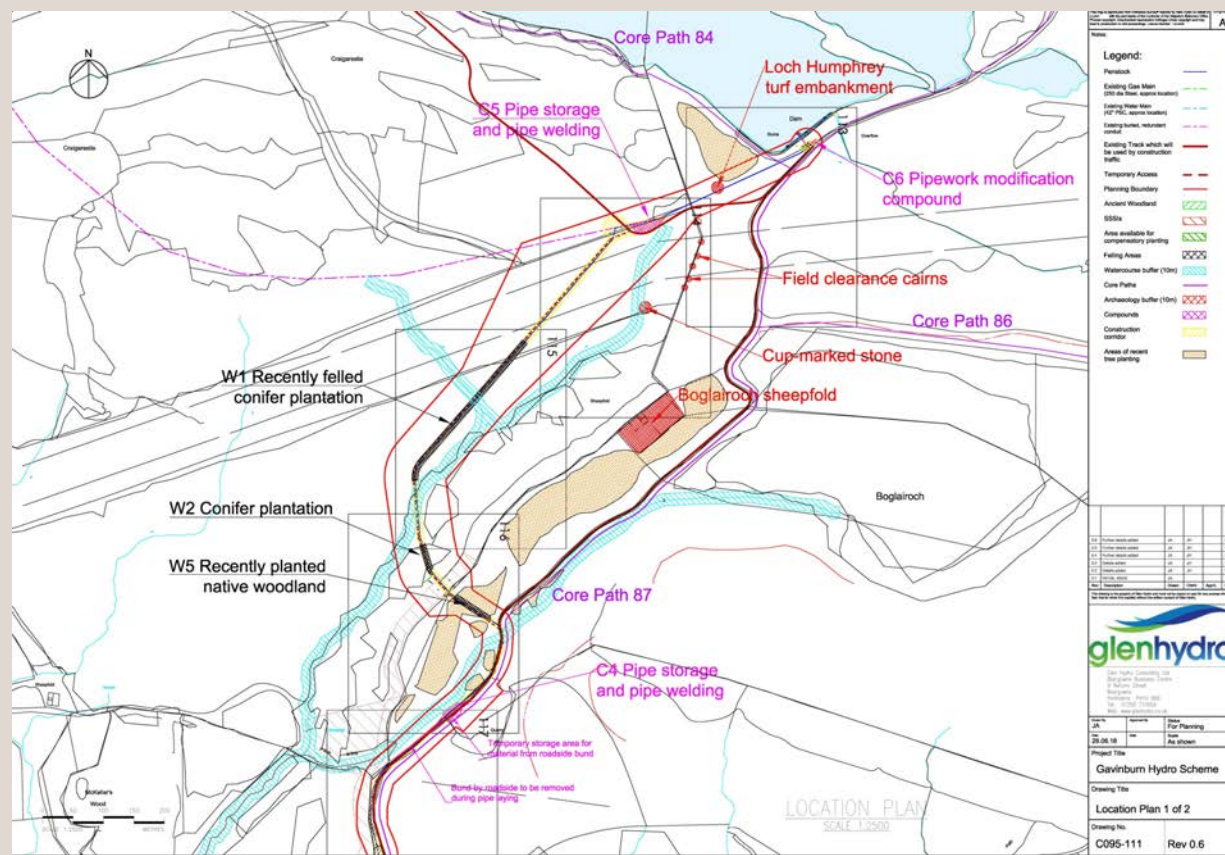
Proposed Dumbarton Conservation Area, Public Consultation

Sustainability

Gavinburn Hydro Electric Scheme

Approved in Spring 2019 and located in the Kilpatrick Hills just north of Old Kilpatrick, the scheme will use water from Loch Humphrey to generate a clean, sustainable source of renewable energy and it is the first hydro scheme for West Dunbartonshire.

The Kilpatrick Hills are an important local asset, designated for landscape and environmental features and are also a popular destination for recreational users. With this in mind, it was essential that the scheme was designed to integrate with and enhance its surroundings to minimise any potential impacts while balancing the need for clean, renewable energy. Wide consultation took place with the local and wider community and key consultees with supporting information requests being proportionate and clear both at the pre-application and application stages. Changes to the pipeline route resulted to avoid highly sensitive ecological features of the Glenarubuck and Haw Craig SSSI, Ancient Woodland and areas known to be inhabited by protected species. Another

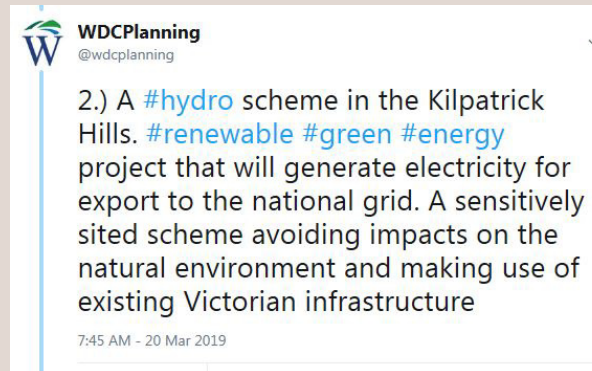


Layout Plan of 'Penstock' for Gavinburn Hydro Electric Scheme, Kilpatrick Hills, Old Kilpatrick

factor key to the success of the scheme was the wide use of existing infrastructure to minimise impacts.

A comprehensive access management and restoration plan to ensure that recreational users could continue to use the hills safely during construction and that any disturbed ground is restored in accordance with good practice and to a quality standard to protect the special landscape features of the Kilpatrick Hills was also secured. New interpretation boards will also be installed at Loch Humphrey which will provide information on the history of Loch Humphrey and its new use and these were all negotiated during the consideration of the application.

(Performance Markers 3,11, 15)



Building with Nature

The Proposed Plan is the first Local Development Plan in the United Kingdom to be awarded the Building with Nature Candidate

award. Building with Nature is the UK's first benchmark for green infrastructure, which has been developed by Gloucestershire



Wildlife Trust in partnership with the University of the West of England and is jointly awarded by these organisations. This means that the policies within Local Development Plan 2 ensure that Green Infrastructure is considered from the outset of the development process; throughout its construction, and is sustainably managed after the development has been completed.

(Performance marker 10,12,13)

View from Kilpatrick Hills to River Clyde

Policy Framework

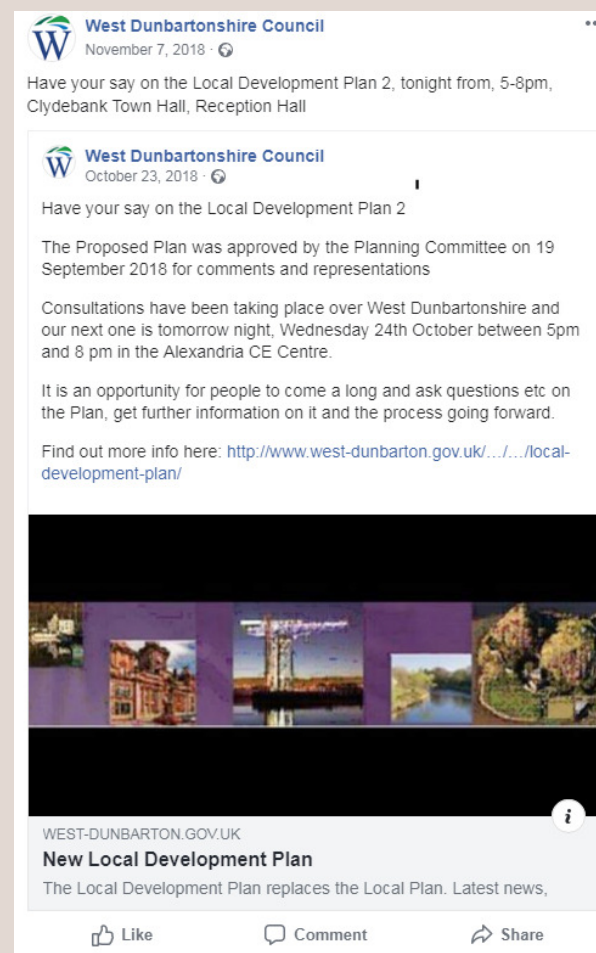
Local Development Plan 2: Proposed Plan

The Proposed Plan was published for consultation for six weeks between 12 October and 23 November 2018. During that time, a number of consultation and engagement events were held including three information sessions in Alexandria, Clydebank and Dumbarton. We also met separately with members of the Public, Community Councils and other community groups and bodies to answer any questions they may have on the Plan.

Dumbarton East and Central Community Council comments that

“during the consultation on Local Development Plan 2: Proposed Plan, Dumbarton East & Central Community Council asked the Forward Planning Team to attend one of our regular monthly meetings to discuss the contents of the Plan. We were very happy with the level of information we received to the questions we asked and we appreciate being part of the consultation process to help shape the future development of Dumbarton and West Dunbartonshire.”

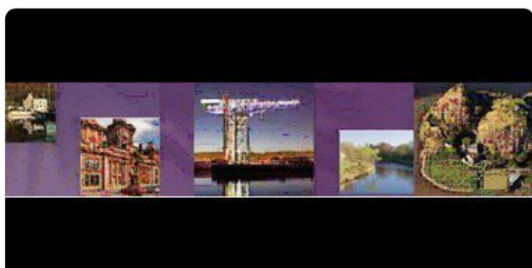
We also used Community Council Training, facilitated by Planning Aid for Scotland, to use the Proposed Plan as a bespoke session in relation to Development Planning and Local Development Plans. This session allowed the community council representatives, who attended the session, to discuss the Plan amongst each other and provided more insight into each community council's concerns before they



submitted their representations. This provided an opportunity to go beyond the participation statement and enhance consultation during this stage of the Proposed Plan.



WDC Local Development Plan 2: Proposed Plan and Environmental Report Consultation starts today until 23rd November 2018. The Plan focuses on delivering our regeneration sites and creating places for people. Further information can be found out here:



New Local Development Plan

The Local Development Plan replaces the Local Plan. Latest news, timetable for preparing the documents and register your interest in the process.

west-dunbarton.gov.uk

The Council's and the Planning and Buildings Standards social media accounts were used extensively during the consultation period to inform the public of the publication of the Proposed Plan for consultation and the forthcoming information sessions. This helped to increase the public exposure of the Proposed Plan and its consultation phase.

The Proposed Plan itself was written and published in a style which was easy to read

and visually recognisable. Any resident, stakeholder and developer could easily navigate the document as it was divided into separate sections to aid the readability of the Plan. The Plan itself is very visual, using photographs, aerial maps etc to help all users easily understand what the sections of the Plan relate too.

Silvertoun and Overtoun Community Council commented that

"the Plan is comprehensive, clear, jargon free, and the information well laid out and accessible. We particularly welcome the various photographs of West Dunbartonshire, which, as the introduction states, reflect the attractive nature of the local environment, the history of the area, and the potential for acceptable and sustainable development."

776 representations to the Plan were received and the majority of these representations related to four development sites. An Elected Members seminar was held to brief members on the

representations received to the Proposed Plan and what the major issues of objection were. The responses to the representations were approved by Planning Committee on 22nd May 2019 and the Proposed Plan was submitted to the Department for Planning and Environmental Appeals on 30th May 2019 for Examination, which was in line with the 2018 Development Plan Scheme and Participation Statement.

(Performance Markers 6,10,12)

Tweet Activity	
WDCPlanning @wdcplanning Lots of ambition in @wdcplanning to improve #health and #wellbeing of residents of the @WDCouncil area through the #planning process. Working closely with the Health and Social Care Partnership to make this happen #HSCP @BethCuthow @wepolicyand https://twitter.com/AAMcGuinness/status/1134012227831455744 ...	Impressions 1,192
	Total engagements 44
	Detail expands 21
	Likes 14
	Retweets 4
	Profile clicks 4
	Replies 1

Locality Place Plans

The previous PPF detailed the Council's approach to aligning and integrating Spatial and Community Planning. As part of that wider work by the West Dunbartonshire Community Planning Partnership, the Forward Planning, Communities and Performance and Strategy Teams are currently integrating Place into Locality Planning to form Locality Place Plans, which will help to deliver service provision around what Communities want for their Place.

Local Development Plan 2: Proposed Plan sets out a policy framework which allows Locality Place Plans to be adopted as Supplementary Guidance. This gives statutory weight to the aspirations of our communities for their place, expressed through the neighbourhood action plan section of the Locality Place Plan. It also allows developers and landowners to understand how their development should help to strengthen the existing community and place. Currently, we are undertaking two community led Locality Place Plans – one in Old Kilpatrick, Clydebank and one in Alexandria. The Forward Planning, Communities and Performance and

Strategy Services are working in collaboration to support the communities in their development.

(Performance Markers 10, 12)

“ We at Old Kilpatrick Community Council are delighted to be involved in partnership with West Dunbartonshire Council in preparing a Locality Plan for our village.

This will allow us to work with other community groups and interested parties in the area, to determine in detail our plans for the area and reflecting local circumstances our priorities for development”

Isobel Plunkett,

Chair of Old Kilpatrick Community Council.



LOCAL DEVELOPMENT PLAN 2

Proposed Local Development Plan

West
Dunbartonshire
COUNCIL

September 2018

Engagement

Working in Partnership

City Region Land Use and Sustainability Portfolio Group

The Council continues to work collaboratively with the other 8 Councils within the City Region. The Land Use and Sustainability Portfolio is led by the Chief Executive of East Dunbartonshire Council and contributes to the City Region and City Deal structures. Recent discussions have taken place on how to take forward Regional Planning in light of the new Planning Bill and also contributing to revision of the City Economic Strategy.

Clydeplan

The Council continues to work collaboratively with the Clydeplan team by providing information on housing land audits; business and industrial; and retail figures and other data and information. Officers continue to participate in the Steering Group, Heads of Policy Group; topics groups and the development management forum. The main discussions this year have been focussed on the Planning Bill, especially with its implications

on Strategic Planning and Regional Partnerships, as well as, how Clydeplan can better support City Deal, the City Region Cabinet and the implementation of the City Region Economic Strategy.

Glasgow and Clyde Valley Green Network Partnership

The Council continues to be a partner with the other 7 Glasgow and Clyde Valley authorities, the Central Scotland Green



Network, the Forestry Commission, SNH, SEPA, Scottish Enterprise and the Glasgow Centre for Population Health. The Council has contributed to the development and launch of the Green Network Blueprint Strategy, which was a major focus of work this year. The Blueprint sets out how the Green Network will allow people to move around and between their communities via off-road paths and greenspaces and identifies where these connections currently exist and where there is a need to complete the Network. Currently, the Planning and Building Standards and Greenspace Services are working with officers from the Partnership on delivery plans associated with the Blueprint Strategy for West Dunbartonshire. Officers from the Green Network Partnership have also assisted with the preparation of Local Development Plan 2 and its submission for a Building with Nature Award. We are also jointly working on the Green Network Supplementary Guidance which will form part of LDP 2 and the delivery of Strategic Green Network projects identified in the Plan.

[West of Scotland Archaeology Service](#)

The Council continues to be a partner of the West of Scotland Archaeological Service (WOSAS) and attends the steering group meetings to ensure the Council has oversight of the Service in partnership with other Local Authorities. This shared service maintains the Historic Environment Record and offers quality Development Management advice in respect of archaeological resources. The Council has been very supportive of the work to remodel the service to make it more cost effective and to meet the needs of the partner Councils. The WOSAS continues to add new members to the partnership which demonstrates that the Service is value for money for the comprehensive service it provides.

[Scottish Canal Liaison Meetings](#)

The six weekly liaison meeting with Scottish Canals, the Regeneration Service and the Planning Service to discuss progress on projects at Bowling Basin and on other related items focussed on the Forth and Clyde Canal. These meetings are extremely useful and are an example of a strong working relationship with a key regeneration partner. Currently, we are

exploring a project to introduce a linear park on the Canal within Clydebank, based on the ideas contained within the 2015 Town Centre Charrette and the Community Led Design workshops that took place in 2018.

[Renfrew Bridge Group](#)

Following the granting of planning permission by the Scottish Ministers in November 2018 for the opening bridge across the River Clyde connecting West Dunbartonshire and Renfrewshire, a community liaison group was established. The group provides an opportunity for those communities that will be affected by the development including West Dunbartonshire, Renfrewshire and Glasgow to connect and gather together to discuss opportunities and any concerns regarding the works and the operation of the bridge thereafter. The group is attended by residents, councillors, community councillors and business owners from across the three authority areas. West Dunbartonshire Council representatives from the planning, communities and youth co-ordination teams attend to be appraised of any issues coming out of the group meetings and assist when required. This

demonstrates excellent community collaboration and cross authority partnership working that brings together and supports communities through change.

The officer Steering Group comprising of Renfrewshire Council, Glasgow City Council and West Dunbartonshire Council continues to meet in order to address the discharge of conditions associated with the opening bridge and any other cross-boundary issues.

HoPS: Executive and Performance and Practice Sub Committee

Heads of Planning Scotland (HOPS) plays an important role in driving and implementing change at national and local levels and it is the representative organisation for senior planning officers from Scotland's 32 local authorities, 2 national park authorities and 4 strategic development planning authorities.

The Planning, Building Standards and Environmental Health Manager is a member of the HoPS Executive and Vice Chair of the Performance and Practice Sub Committee. This year there has been collaboration with other professional groups in local government, particularly with

SCOTS (transport) and SLAED (economic development), where joint working will be of mutual benefit. The Planning Bill has dominated the agenda of the HoPS Executive this year, with the record number of amendments. Other work included improving communications by launching a first series of blogs, on priorities of resourcing, submitting HOPS views on Scottish government consultations, the work on the costs of Planning Service, shared services and skills, digital transformation and work on the Planning Performance Framework.

HoPS: Development Planning and Development Management Sub-Groups

Officers fully participate in the Heads of Planning in Scotland (HoPS) Development Planning and Development Management Sub-Groups.

The work of the Development Planning sub-group has fed into the overall work of HoPS and this year especially in relation to the Planning Bill; housing figures and approaches; digital strategies; and health and well-being. The sub-group has also had site visits to the waterfront in Dundee and learned about the regeneration ongoing within the City, as well as, presentations on

health and wellbeing; approaches to housing land from guest presenters.

The Development Management Sub Group has also contributed to key areas of work, especially in relation to HoPS response to the Planning Bill with a focus on Validation Guidance, Permitted Development Rights, the Use Classes Order and Digital Planning.

(Performance Markers 12,13)

Health and Social Care Partnership

Health and well-being is being embedded within the planning process in West Dunbartonshire with regular liaison meetings being held between officers from Planning and West Dunbartonshire Health and Social Care Partnership (HSCP).

Processes have been put in place to allow



the HSCP to comment, from a health and well-being perspective, on planning applications and the HSCP are developing a process that will allow the Place and Design Panel to ensure that health and well-being is considered when development proposals are in front of the Panel. The HSCP are also be heavily involved in the development of the Creating Places and Green Infrastructure Supplementary Guidance documents for Local Development Plan 2, as well as, Locality Place Plans – again to ensure that health and well-being is considered at the outset.

The collaboration has also involved the Forward Planning Team Leader and Place and Design Officer presenting to the NHS Greater Glasgow and Clyde Public Health Inequalities Board on our approach to Place. This has generated further discussions between the Service, HSCP and the NHS on the Council's approach to integrating place and how our experiences could help the NHS better shape their approach, internally, to the consideration of how place and health and well-being can function together.

“Just wanted to thank you for coming along to the NHSGGC group to share the WD innovative approach to planning and place and work to influence health and wellbeing outcomes.

Linda De Caestecker, Director of Public Health for NHSGGC was very interested to hear more on the approach taken in WD as were other public health colleagues.

As I said at the meeting your energy and enthusiasm clearly had others on board and I do feel they will seek out opportunities within their own areas given discussions that ensued.”

Jacqui McGinn West Dunbartonshire
Health Improvement and Inequalities
Manager

Alexandria and Dumbarton Town Centre Forums

The Dumbarton Forum is managed by the Regeneration Team and chaired by the Convenor for Regeneration, however Planning input into this Forum. It continues to meet every 3 months in order that the community can engage in the many developments and projects happening in the town. Attended by local businesses, Stations Improvement Trust, Community Councils, Councillors, MSP, Police and Council officers it is a good opportunity to provide an update on the various developments and get their input into various projects. This year, there have been presentations to the Forum about the Conservation Area Appraisals, the waterfront interpretation project, International Dumbarton Festival and proposals for Glencairn House.

The Alexandria Forum was resurrected this year and operates very similar to the Dumbarton Forum with local businesses, Community Groups, Councillors and Council officers involved in the Forum. It had its first meeting in May and provided an update on the Town Centre Fund, the

Mitchell Way redevelopment proposals and the reuse of St Andrews Church.

(Performance Markers 12,13)



CLYDEBANK LEISURE CENTRE



Service and Council Governance

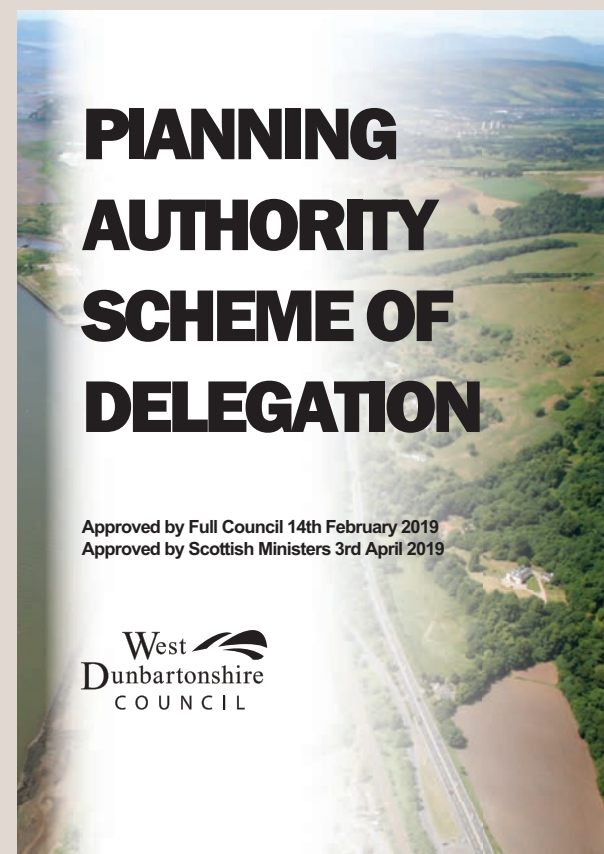
Council

Planning Committee continues to meet on a monthly basis with the exception of July. In 2018/19, 20 applications were determined by Planning Committee with a total of 8 hearings. A total of 15 site visits took place for applications subject to objection or if the application is of local significance. The Committee considered 15 reports on matters such as Local Development Plan 2: Proposed Plan, submissions of the Stage 2 bid for the Rediscovering the Antonine Wall Project; Conservation Area Appraisals, Consultation on the Proposed Dumbarton Town Centre Conservation Area and the decision of the Scottish Ministers on the Renfrew Bridge. The Planning Manager also attends on a regular basis the Infrastructure and Regeneration Committee to provide input into regeneration initiatives and development proposals.

Scheme of Delegation

This year the Planning scheme of delegation was reviewed. In 2018-19 92 % of applications were determined under delegated powers which is a good balance between officer delegation and Committee involvement and reflects the national average for delegated decisions. This is a slight increase from previous years. The new scheme of delegation has been simplified and streamlined so it is much clearer of what requires to be determined by Planning Committee and Council. Major applications continue to be determined by Committee together with those subject to a formal objection by a statutory consultee, from a Community Council, from a neighbouring planning authority or from another Council Service. Added to the scheme of delegation is a request by an elected member for an application to be determined by Planning Committee. Requests have been made in the past but this is now specified in the revised scheme of delegation.

The revised scheme of delegation was approved by the Scottish Government in April 2019 and maintains a good balance between the use of delegated powers and



Committee applications.. The hearing procedure also was reviewed at the same time.

Planning Compliance and Monitoring

Our Compliance Officer joined us in September 2017 and we have felt the benefits of this post in the past year. We have maximised the use of the Uniform system to effectively manage and record enforcement related cases of which there were seventy two in the reporting period. This has enabled us to provide a pro-active service to our customers in line with our Enforcement Charter. There were a real variety of cases including two instances involving untidy land both resulting in amenity notices being issued and complied with. A long standing issue relating to non-compliance with a High Hedge notice was also resolved and complied with during the reporting period. The Planning Compliance Officer works closely with the Planning Officers to determine a breach, planning history of the site and any potential action going forward.

A good working relationship has been developed with operators of our quarry and landfill sites as these are closely monitored. The formal annual visits were also

undertaken and a report presented to Planning Committee in August 2018 outlining progress on each of the sites over the preceding 12 months. We continue to closely monitor sites under construction to ensure compliance with the approved plans and conditions with a key focus on our regeneration sites including Queens Quay and Dumbarton Waterfront. We are currently recruiting for a Monitoring Officer who will work closely with the Compliance Officer and we are looking forward to reporting on the impact of this investment in the next PPF.

(Performance Marker 5)

Corporate Working across Services

Regular meetings continue to take place with the Community Planning team, Housing Services, Roads Service, Regeneration and Asset Management colleagues along with more frequent catch-ups on specific matters. The Planning Manager has monthly catch up with the Strategic Lead for Regeneration and the Economic Development Manager to ensure that both planning and regeneration priorities are taken forward in a co-ordinated way.

This year two new groups were set up - the More Homes Board and Planning and Health and Social Partnership Liaison group.

More Homes Project Board

The objective of the Project Board is to lead on developing and delivering a new bold and ambitious affordable housing supply programme in West Dunbartonshire especially up to 2021 and beyond. Meeting on a bi-monthly basis, the Project Board provides strong governance in respect of the delivery of the Council's affordable housing supply programme, including ensuring the delivery within agreed timescales and parameters. The More Homes Project Board consists of Officers from across a large number of different services including Planning, Building Standards, Place and Design Officer, Legal Services, Housing, Roads, Environmental Health, Procurement, Architects, and Surveyors.

The More Homes Board brings together expertise to effectively deliver good quality Council homes that meet the needs of those demanding quality social housing in the area.

(Performance Markers 12)

Exxon Project Board

Planning continues to be represented on the Project Board and gives advice and support in terms of the City Deal project. The Glasgow city region Landuse Portfolio Group meets every quarter and inputs into the economic strategy for the Glasgow and Clyde Valley City Region. It is anticipated that an application for the overall masterplan for the Exxon site will be submitted later in this PPF reporting year.

(Performance Markers 12)

Major Application Meetings

The fortnightly meetings between the Planning Manager and Senior Planning Policy and Development Management officers and the Place and Design officer continues to be a very valuable way to discuss the progress of major applications or locally significant applications.

(Performance Markers 12)

Pre Application Governance

The Council is committed to the delivery of quality development and early and effective engagement. Both the developer and the council will benefit from early engagement in terms of saving time and money.

Guidance has been produced on the pre application process which we would expect developers to adhere to in terms of major development, sensitive housing sites and on our key regeneration and waterfront sites. It sets out the various steps that should be undertaken before submitting an application.

(Performance Markers 12)

Financial Governance

The service budget continues to be monitored on a monthly basis by the Manager and Service accountant. Planning fee income for 2018/19 was £266,650. Additional fee income has been invested in additional half Monitoring Officer and Temporary Lead Planning Officer which has been difficult to fill due to the temporary nature of the post. There is still increased pressure on the revenue budget which is heavily weighted towards employee costs. The main payments continue to be to Clydeplan, West of Scotland Archaeology Service, Ordnance Survey and the Green Network Partnership

(Performance Markers 12) .

Developer Contributions

Developer Contributions from planning applications continue to be taken for green network enhancements and parking improvements. All of the payments received relate to residential developments, with the majority of developer contributions being sought in relation to the provision or upgrading of open space or green network enhancements, usually where onsite provision was not possible or appropriate. A small number of contributions have been made to address shortfall in parking provision in town centre locations. The developer contribution fund is managed by the Forward Planning Team. Between 31 March 2018 and 31 March 2019 we received £22,230 from planning applications decided in that period, which were taken for single houses to large scale residential developments in line with Our Green Network Planning Guidance.

Local Development Plan 2: Proposed Plan (2018) included a Policy on Developer Contributions, which outlined the types of Green Infrastructure Projects. Revised Supplementary Guidance on Green Infrastructure will also provide further detail on a list of green infrastructure projects that

the contributions will be spent on. These projects are currently being discussed internally and with the Glasgow and Clyde Valley Green Network Partnership and will be subject to public consultation as part of the Supplementary Guidance process.

Currently, we are progressing two strategic green infrastructure projects: biodiversity, habitat and path improvements for Faifley Knowles in partnership with the Central Scotland Green Network and the Glasgow and Clyde Valley Green Network Partnership; and a Linear Park along the length of the Forth and Clyde Canal in Clydebank in partnership with Scottish Canals and Glasgow and Clyde Valley Green Network Partnership. These projects are at an early stage, but developer contributions will be used as match funding towards the implementation and delivery of these two projects, which will increase the opportunities for recreation, health and well-being for the communities within Clydebank and further afield.

(Performance Markers 11,15)



New Council Office 16 Church Street –One year on

Last year we had only moved into the new purpose built flexible office space which reuses the grade A listed building façade at 16 Church Street. Over 500 employees work out of the building and it is a modern efficient state of the art workplace. The new work space has helped to foster greater collaborate working whereby informal meetings can take place at all levels and has resulted in better outcomes that may not have been achieved with a more formal work place.



Employees have adapted to the more flexible working pattern with most employees experiencing the benefits of home working and using more flexible work places. The new multi-use civic space which is used for Council, Committees and events has provided a modern environment which facilitates better decision-making. The building is a talking point for visitors attending and canvas art produced by young people as part of the Antonine Wall Project has been placed on the wall of one of the meeting rooms.

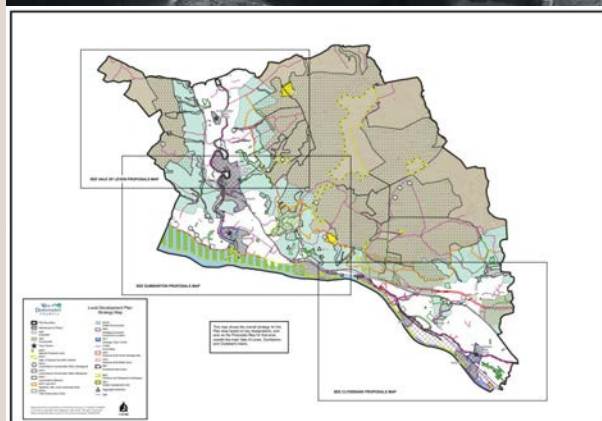
The outside environment is of equal quality with an area of formal landscaped amenity area which incorporates both formal and informal seating.

The new Council office has brought a large number of Council staff and visitors to the town centre, many of whom are using the local amenities and supporting the local economy.

The building won the Regeneration category at Royal Institute of Chartered Surveyors (RICS) Awards and Scottish Property Award 2019.



Church Street Council offices



Corporate Geographic Information System (GIS)

Widely used by Planning and Building Standards as well as other Council Services for storing, analysing and mapping data. Last year it was indicated that a business case was being developed for a new mapping system to take advantage of rapidly evolving GIS technology and to give better service delivery. The business case has been agreed and the new system has now been procured.

Fundamental to the new system is ease of data sharing, that it integrates with other systems and supports mobile/flexible working. Discussions have also taken place with the Council's Customer Transformation team to allow the new mapping system to give resident and customers greater access to wider Council services such as school catchment areas, Council tax accounts, street lighting faults. Consultation has taken place with existing users of the GIS system in order to review and refine their current data holdings and to provide an understanding how they use GIS and what how they should access GIS.

A new digital data and mapping system will play an important role in the Local Development Plan and other policy documents in terms of layout and the final production of documents and how data is shared, collated and analysed. The Corporate Address Gazetteer (CAG) which is linked into the One Scotland Gazetteer (OSG) and continues to be promoted across the Council with close liaison with the Improvement Service. (Performance marker 12)

Continuous Improvement

Our Benchmarking Partners

The West of Scotland Planning Benchmarking Group is a good example of Councils working collaboratively in a cost effective way. The group (West Dunbartonshire, East Renfrewshire, Renfrewshire, East Dunbartonshire, North Ayrshire and Inverclyde Councils) continues to meet every 3-4 months with high attendance levels. It met three times between 1st April 2018 and 31st March 2019 to share good practice and benchmark on specific planning issues.

The meetings are minuted and chaired by the host council. Topics discussed this year included the Planning Bill, PPF Feedback/ PPF 7, and specific DM issues on storage of shipping container, Reg 28 DM Regs, Defective Decision Notice, Protocols for Member site visits, Section 42 Variation extension to landfill site.

In addition there was discussion on publishing sensitive material on eDevelopment, forestry developments, overturn recommendations, Business

Support, Elected Member briefings, Data Protection Act, WDC Place & Design Panel, Legal involvement in Committee Reports, EIA screening, Hazardous substances consent, FOI for copies of planning consents, consultation with HES on delisting Listed Buildings, Purchase Notice served by a landowner on a local planning authority, LRB procedure, developer contributions, paperless committees, scanning and indexing, and pre-application charging.

The email group continues to be used by all levels to exchange information and to get views on specific planning issues.

This year a well attended training afternoon was held by Inverclyde Council at Greenock in September on the regeneration of the waterfront and the town centre. The Partners also received a presentation on the Place and Design Panel at West Dunbartonshire Council and a tour of their newly built office.

People Management

Regular “Be the Best Conversations” continue to take place to provide support and keep staff feeling valued, motivated and engaged. The “Be the Best Conversations” ensure that staff are empowered and have the required skills and knowledge to Be their Best at work. External training events attended including DEPA Schedule 4 training, Facilitation training, Understanding Developers and Development Finance Training, Management of Designated Conservation Areas by the Scottish Civic Trust, Place Standard Alliance Event, Enforcement powers, Local Authority Urban Design Forum, Partners in Planning.

HoPS events are frequently supported including the annual conference in Shetland as well as the annual Chief Planner event held by the Scottish Government.



Development Day

A Joint Service Development day was held in the Council's new award winning 16 Church Street offices and this was attended by all officers from the Planning and Building Standards and Environmental Health Services. This was to encourage more collaboration working given that the Services were now under the same Manager. Officers from Environmental Health gave presentations on Air Quality, Contaminated Land and Waste Management. There were presentations from Jamie Crawford, Lead Building Standards Officer, on the Verification Process and Dangerous Buildings; Antony McGuinness, Team Leader – Forward Planning, on Local Development Plan 2: Proposed Plan and from James Hall, Planning Policy Officer, on the Dumbarton Town Centre Proposed Conservation Area.

Emma McMullen, Rediscovering the Antonine Wall Project Manager, updated Officers on the Revisiting the Antonine Wall project and Erin Goldie, Team Leader – Development Management and Ashley Mullen, Place and Design Officer, gave a presentation on Development Management

and its relationship with the Place and Design Panel in terms of significant applications.



Irene McKechnie, Technical Support Co-ordinator, gave a presentation on the Council's new GIS system. This was supplemented by our Guest Speaker, Roddy Bowden from ESRI, who took officers through what the new GIS system could do for the overall Service.

90% of those attending found the day extremely or very informative with 100% recommending to attend future Development Day events to colleagues. The day was also attended by the Strategic

Lead for Regulatory Services: Peter Hesselst and George Hawthorn, the Manager of Democratic and Registration Services.

A workshop on the delivery plan for 2019/20 and for service improvements for the year ahead also took place which will inform the PPF for 2019/20 and the delivery plan.

Feedback received:

"I thought the day was very well put together. I found it a fantastic forum to learn more about the remit of colleagues within other departments, alongside receiving updates on current live and topical projects within the wider department. I think this should be an annual event, the facilitators should be proud, the format of the event could be replicated by other departments and can also lend itself to inform stakeholders of the 'day job' of regulatory services."

Training Our Community

Community Council training previously took place in 2017 however since then there have been a number of new Community Councils and new office bearers and there was a request for further planning training. Organised by the Communities and Planning Services Team, Planning Aid for Scotland once again facilitated training for Community Councils in October 2018 on their statutory role within the Planning System. The training sessions were attended by a number of community council representatives from West Dunbartonshire and looked at the Community Councils role in both Development Planning and Development Management and an update on the new Planning Bill. Officers from the Planning Service and the Communities Team, as well as the Place and Design Officer, were in attendance to help support the session and the community councils.

There was a specific session on Effective Community Council participation in Development Planning, with a focus on the West Dunbartonshire Local Development Plan 2: Proposed Plan, which was out for consultation at the time of the training event

and also there was a mock planning exercise where the community councils became planning officers deciding a fictional planning application.

There was also a Question and Answer session after each session which allowed the community councils to ask various questions of the Planning Aid for Scotland volunteers and officers from the Council. Feedback from those who attended rate the event either excellent or good.

Visit to Manchester/Liverpool

Invited by the Scottish Government's Planning and Architecture Division, the Planning and Building Standards Manager, Manager of Housing, Place and Design Officer and the Council's Convener of Housing and Acting Convenor of Planning undertook a visit to Manchester and Liverpool to learn about the Build to Rent and Modular Housing models being implemented by developers in those Cities. Each of the developers we heard from offered solutions for different housing needs relating to the specifics of the site locations, typology requirements, scale requirements and the market they were aimed at.

The ultimate aim for each developer was provide Private Rental Sector homes with the focus on community and placemaking at the forefront of their model.



We were presented with the neighbourhood of New Islington, one of the seven Millennium Communities programme areas where the developer has been utilising existing built assets and reintroducing the sense of purpose and place for buildings within a wider masterplan framework. We visited flatted accommodation being on the Rochdale Canal and adjacent 2 and 3 storey modular housing development. The wider site included an eclectic mix of accommodation typologies. The

development has excellent connections to the wider city via walking and cycling networks and quality amenity spaces available throughout and is anchored by a high ranking school.

The visit to Liverpool took us to 2 very different developments; on the city edge we visited a suburban housing development that had successfully developed a tenure neutral development that had properties for sale and for rent. The final visit was to the Welsh Streets in Liverpool whereby traditional terraced accommodation that had been set for demolition had undergone a quality redevelopment that incorporated restored brick work, application of insulation, new roofing and windows, remodelled internal arrangements, streets and rear courts to support the needs of modern family life and successful community living.

We made excellent contacts and developers are keen to visit the Council area and were impressed by the work of the Place and Design Panel and the exciting development opportunities in West Dunbartonshire.

(Performance Markers 13)

Designing Places Student Competition 2019

It was a real privilege to be chosen to hold the Designing Places Student Competition for the 10th Anniversary on the Queens Quay site. The masterplanning event took place, on Saturday 6th April. The aim of the day was to get practical with designing a place through using 'Design Light' which had been adapted from the Smart Design approach currently being developed through the Scottish Government's Simplified Planning Zone pilots. This was the first Designing Places competition which took place on a site and included a special visit to Titan Crane. All of the students entered into the spirit of the day by producing imaginative design solutions. The winning team called themselves 'Blue Planet'. Their masterplan composed of a hierarchy of well-connected streets which maximised building blocks that not only took advantage of waterfront views but also created small courtyards for more intimate spaces.

"With thanks to Pamela Clifford for spearheading the competition. Pamela was joined, on the day, by her team Ashley Mullen (Design Champion) and Erin as well as Councillor Diane Doherty. This was a first to have a Councillor as part of the Competition".

Susie Stirling

Head of Placemaking and Housing
for Scottish Government



‘Creating well-designed places: what does it take?’ from Rob Richardson PhD Research Student

Last year we reported that the Planning Service had agreed with the Professor in Urban Studies at Glasgow University to collaborate on a PhD research project examining how the Council is equipped to meet the Scottish Government’s key priorities for place making in recognition that the Council are investing in the Place and Design Panel and elevating the importance of design quality in the built environment. Based on engagement with the Council to date, a series of

reflections and observations have helped guide the direction of the research. Firstly, the role of the Place and Design Officer and the Place and Design Panel as internal champions for design quality helps embed the focus on creating better places across the Council’s services. In addition, the Panel offers access to a variety of skills and experience unavailable in-house. In the current climate, this could represent a cost-effective method of extending design capacity. Furthermore, the Panel’s recommendations provide additional institutional strength within the Council’s pursuit of higher design quality, particularly when trying to secure improvements at an early stage. Significantly, the Panel’s informal workshop format is an innovative step.



Rob Richardson presenting



Scottish Quality Awards in Planning 2018

The Scottish Awards for Quality in Planning are one of the Governments most prestigious awards.

The stunning Clydebank Leisure Centre Queens Quay Clydebank in the Place category and elected member engagement at the pre application stage in the Process category won awards at 2018 Scottish Quality Awards in Planning.

Located on a triangular site within the historic former John Brown shipyard site, the Clydebank Leisure Centre is part of the wider Queens Quay site.

The SQAP judges witnessed

“a bold, new sharp building which housed an immense amount of state-of-the-art recreational activity that brought the place to life –both inside and out. The ambition to create something special was clear and there was no doubt that this had been achieved. The centre was a thriving hub for young and old and well connected with the heritage of the area as well as the College and Council offices”.

The Clydebank Leisure Centre also won the RIAS award as one of the best examples of architecture in Scotland 2018.

Early engagement of elected members on major applications and complex developments has now been part of the pre application process for over 5 years in West Dunbartonshire.

Overall the Judges felt the approach was shaping quality and delivery in a transparent way.

Following the award, Edinburgh City Council and Renfrewshire Council have been in contact and are interested in



implementing a similar process within their Councils and are intending to attend a future elected member engagement meeting. Elected member briefings were held this year for the affordable housing on Queens Quay, the proposed marine fabrication operation on the Carless site. This has facilitated improvements to the quality of the development and a more smoother and quick application process. The elected member engagement process was also adapted to inform a formal consultation response as a neighbouring Planning Authority for the West Riverside application within the Loch Lomond and Trossachs National Park Planning Authority.

The SQAP judges

“appreciated the ambition of the Council to establish a new way of working in their decision making process to “fill a gap”. In particular it showed a determination to improve place making decisions within their local area. The process is proving to enhance the understanding of development by dealing with any issues, well, in advance to ensure a smooth outcome within decision making process. This linked to the establishment of a Design Panel, was considered to be a great success.”



Part 2: Supporting evidence

Quality of outcome

Terms of Reference of Place and Design Panel

<https://www.west-dunbarton.gov.uk/media/4314971/x-planning-building-standards-place-and-design-officer-design-panel-place-and-design-panel-terms-of-reference-and-governance.pdf>

Protocol on pre application advice (Protocol 1)

https://www.west-dunbarton.gov.uk/media/4313073/facilitating_appropriate_development_inc_protocols_3-4.pdf

Protocol on Liaison meetings (Protocol 2)

https://www.west-dunbarton.gov.uk/media/4313073/facilitating_appropriate_development_inc_protocols_3-4.pdf

Committee reports

<https://www.west-dunbarton.gov.uk/council/councillors-and-committees/minutes-agendas-and-reports/>

Spatial /Community Planning links

<http://www.west-dunbarton.gov.uk/planning-building-standards/your-place-your-plan/>

See Sections

- Quality Design
- Delivering Quality Housing
- Enabling Regeneration
- Heritage Regeneration
- Sustainability
- Policy Framework

Quality of service and engagement

Protocol on Processing Agreement (Protocol 4)

https://www.west-dunbarton.gov.uk/media/4313073/facilitating_appropriate_development_inc_protocols_3-4.pdf

Conservation Area Appraisals

<https://www.west-dunbarton.gov.uk/planning-building-standards/conservation-areas/>

Proposed Plan

<https://www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/local-plan/>

Development Plan Scheme

<http://www.west-dunbarton.gov.uk/media/4313519/development-plan-scheme-and-participation-statement-2017-with-appendix.pdf>

Committee reports

<https://www.west-dunbarton.gov.uk/council/councillors-and-committees/minutes-agendas-and-reports/>

See Sections

- Engagement

Governance

Elected members pre application procedures (Protocol 3)

https://www.west-dunbarton.gov.uk/media/4313073/facilitating_appropriate_development_inc_protocols_3-4.pdf

Planning Enforcement Charter

<https://www.west-dunbarton.gov.uk/media/4314867/planning-enforcement-charter2018-web.pdf>

Committee reports

www.west-dunbarton.gov.uk/council/councillors-and-committees/minutes-agendas-and-reports/

Pre Application Governance

See Sections

- Service and Local Governance

Culture of continuous improvement

West of Scotland Archaeology Service

www.wosas.net

Committee reports

www.west-dunbarton.gov.uk/council/councillors-and-committees/minutes-agendas-and-reports/

See Sections

- Continuous Improvement

Part 3: Service Improvements 2019-20

In the coming year we will

- Implement the new GIS/mapping system
- Publish the next edition of the Planning and Building Standards newsletter;
- Designate the new Conservation Area in Dumbarton Town Centre;
- Review the Planning website and implement changes;
- Establish a monitoring board for the HSCP and Planning Liaisons;
- Set-up benchmarking group with other Councils in terms of community led action plans/neighbourhood plans;
- Prepare and publish new Design Guidance in line with the new design policies in Local Development Plan 2: Proposed Plan;
- Continue to take forward the implementation of projects associated with the outcomes of the Clydebank Can Community Led Design Workshops and work in conjunction with Scottish Canals and other Council Services to take forward the community projects;
- Prepare new Supplementary Guidance creating a design and project framework on the Forth and Clyde Canal based on the Clydebank Town Centre Charrette Report (2015) and Clydebank Can Report (2019) recommendations;
- Assist in the review of the masterplan for Alexandria;
- Assist in preparing a signage strategy for the area;
- Scope, prepare and deliver Strategic Green Infrastructure Projects in conjunction with the Glasgow and Clyde Valley Green Network Partnership;
- Approve Queens Quay Design Codes as Interim Planning Guidance
- Produce a housing visionary document of quality housing;
- Revise the Place and Design Panel Terms of Reference
- Produce and implement a stamp approval of Quality Development;
- Produce an annual Place and Design Panel newsletter;
- Hold a Place Event regarding the work of the Design Panels;
- Review and streamline Development Management processes and provide training if required;
- Hold annual service day or service visit;
- Hold “Be the Best “ conversations;
- Implement new Committee report format;
- Continue to use social media;

Delivery of our Service Improvement Actions in 2018 - 2019

Committed improvements and actions	Complete?
Review and streamline eDevelopment workflow and systems further providing training were necessary. <i>A workshop was held with officers and the workflow system is being streamlined with customers having better access to information in terms of application.</i>	Yes and Ongoing
Procure and implement a new GIS/mapping system <i>The new mapping system has been procured and is presently being implemented. See case study on GIS</i>	Yes and Ongoing
Publish the next edition of the Planning and Building Standards newsletter <i>A newsletter was not issued but a joint development day was held with Environmental Health. See case study :Development Day .</i>	No
Consider designating Dumbarton Town Centre as a Conservation Area <i>The Council concluded consultation on the proposal to designate Dumbarton Town Centre as a conservation area. See section on Dumbarton Town Centre Conservation Area.</i>	Yes

Set up a Monitoring Board to assess the progress and actions of the Place and Design Panel and report to Planning Committee <i>The Place and Design Panel concluded its first evaluation board earlier this year. See section on the Evaluation of the Design Panel.</i>	Yes
Review Environmental Health Protocol <i>This has not been achieved due to other commitments</i>	No
Review enforcement processes and procedures <i>The Compliance Officer has reviewed enforcement processes and Uniform to provide a more effective management of enforcement cases.</i>	Yes
Hold annual Service Day <i>The Planning, Building Standards and Environmental Health Service held it service day on 2nd February 2019. See section on the Development Day.</i>	Yes
Hold “Be the Best “ conversations <i>All staff have had their be the best conversations.</i>	Yes

continued on next page

Committed improvements and actions	Complete?
Formulate and implement an elected member training plan A formal training plan has not been produced but members are receiving regular training after Planning Committee, site visits and briefings. See case study on Manchester and Liverpool study visit. A members briefing has been held on the Place and Design Panel to update them on the value it is adding to development proposals.	Partial
Review the Planning website and implement changes The Planning website is being reviewed so it is more easy to navigate with old documents being removed and replaced by new documents.	Yes and Ongoing
Implement new Committee report format Initial discussions have taken place on how to shape the new committee report format. Adjustments have been made to the existing template the high number of plans and complexity of some of the applications.	Yes and Ongoing
Set up a webpage for the Place and Design Panel and place all reports on it The Council's website has a dedicated page for the Place and Design Panel and a number of reports have been placed on it for viewing by the public.	Yes

Speak to other Planning Authorities about the Place and Design Panel East Dunbartonshire Council and Perth and Kinross Councils have come to view the Panel in operation with Edinburgh City Council intending to attend in late summer. The Place and Design Officer has spoke at a number of events – HOPS, ADS Panel information event.	Yes and Ongoing
Prepare and publish locality plans in conjunction with the Performance and Strategy and Communities Teams based around place The integrated teams are currently working with two communities to prepare their Local Place Plan. See section on Locality Place Plans.	Yes and Ongoing
Review, prepare and publish new Design Guidance in line with the new design policies in Local Development Plan 2: Proposed Plan The Forward Planning Team are currently preparing the new Creating Places Design Guidance. It is intended to take the draft Supplementary Guidance to Planning Committee before the end of 2019 for approval to consult on the document.	Yes and Ongoing

Committed improvements and actions	Complete?
<p>Take forward the implementation of projects associated with the outcomes of the Clydebank Can Community Led Design Workshops and work in conjunction with Scottish Canals and other Council Services to take forward the community projects.</p> <p><i>The Council are taking forward a number of projects contained within Clydebank Can. We have submitted a stage 1 bid to the RGCF for an arts and community hub within the Town Centre and are currently scoping the Canal Linear Park project with Scottish Canals.</i></p>	Yes and Ongoing
<p>Prepare new Supplementary Guidance based on the Clydebank Can Community Led Workshops and the Clydebank Town Centre Charrette (2015).</p> <p><i>The preparation of this Supplementary Guidance will commence in Summer 2019. It was held up due to the late completion of the Clydebank Can.</i></p>	Ongoing
<p>Form an Internal Urban Design (or Place) Steering Group to monitor capital and other projects for the Place and Design Panel.</p> <p><i>This has not formally taken place due to other commitments and projects being taken forward by the Place and Design officer. It may be developed in a different form in the forthcoming year.</i></p>	No

Part 4: National Headline Indicators (NHIs)

A:NHI Key outcomes - Development Planning:

Development Planning	2018-19	2017-18
Local and Strategic Development Planning:		
Age of local/strategic development plan(s) at end of reporting period <i>Requirement: less than 5 years</i>	9 years and 0 months	8 years and 0 months
Will the local/strategic development plan(s) be replaced by their 5 th anniversary according to the current development plan scheme?	N (see explanation in context section)	N (see explanation in context section of 2016/17 PPF)
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?	N	N (see explanation in context section 2016/17 of PPF)
Were development plan scheme engagement/consultation commitments met during the year?	Y	Y

	2018-19	2017-18
Effective Land Supply and Delivery of Outputs		
Established housing land supply	5,305 units	5,398 units
5-year effective housing land supply programming	1,953 units	1,697 units
5-year effective land supply total capacity	3,386 units	3,551 units
5-year housing supply target	1,150 units	1,150 units
5-year effective housing land supply (to one decimal place)	8.5 years	7.4 years
Housing approvals	299 units	271 units
Housing completions over the last 5 years	1,037 units	1,010 units
Marketable employment land supply	32.71ha	30.84 ha
Employment land take-up during reporting year	0 ha	0 ha

B: NHI Key outcomes – Development Management:

Development Management:	2018-19	2017-18
Project Planning		
Percentage and number of applications subject to pre-application advice	51%	45%
Percentage and number of major applications subject to processing agreement	0%	0%
Decision Making		
Application approval rate	98.10%	94.30%
Delegation rate	91.90%	90.60%
Validation	58%	60%
Decision-making Timescales		
Major Developments	22.5weeks*	18.3weeks
Local Development(non householder)	14.4weeks	11.8weeks
Householder developments	8.6weeks	7weeks
Legacy Cases		
Number cleared during reporting period	1	7
Number remaining	7	8

C: Enforcement activity

	2018-19	2017-18
Time since enforcement charter published / reviewed Requirement: review every 2 years	12months	1 month
Complaints lodged and investigated	76	74
Breaches identified – no further action taken	46	40
Cases closed	52	59
Notices served	4	1
Direct Action	0	0
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

* The major development statistic reported to the Scottish Government was 28.5 weeks. This was based on 4 major applications rather than 5 and Stop the Clock not being applied fully due to administrative error. Taking account of all 5 major developments and the application of Stop the Clock retrospectively, the average weeks for major developments has been re-calculated at 22.5 weeks.

Contextual Statement

As detailed in the 2017/18 Planning Performance Framework, the Planning Committee took a final decision in April 2016 to decline a recommendation of the Examination Report and therefore the Local Development Plan remains unadopted at Proposed Plan stage.

Local Development Plan 2: Proposed Plan was published for consultation for six weeks between 12 October and 23 November 2018. 776 representations to the Plan were received. The responses to the representations were approved by Planning Committee on 22 May 2019 and the Proposed Plan was submitted to the Department for Planning and Environmental Appeals (DPEA) on 30 May 2019 for its Examination.

Housing figures are based on the draft 2018 Housing Land Audit (base dated 31/3/2018). Comparison figures are from the finalised 2017 Housing Land Audit (base date 31/3/2017). Housing approvals are for the year ending 31 March 2019 and include all housing approvals on sites of 4 or more units, including changes of house types, permissions in principle and in detail. Housing completions are for the 5 year period ending 31 March 2019. Employment land figures are based on the draft 2019 industrial and business land monitoring (base date 31/3/ 2019).

This year there was a slight increase by 4 weeks in the average number of weeks to decision for major applications however it still compares very favourable to the Scottish average of 33.4 weeks. This is due to extensive discussion at the pre application stage which highlighted issues at this early stage so they can be addressed before the application is submitted. The official

Scottish Government Statistics are based on 4 major applications instead of 5 major applications. Stopping the clock was not applied to the official statistics due to an administrative error. This has been applied retrospectively which resulted in 22.5 weeks decision making timescale instead of 28.5 weeks as reported to the Scottish Government. The 5 major applications included 146 flatted units on Queens Quay, two housing proposals for 88 and 126 units, retail development on Dumbarton Waterfront and the Connecting Clydebank proposal. One application for 126 housing units took just over 12 weeks due to extensive pre application discussions. All of these applications were very complex however very important for the regeneration of the area. The Connecting Clydebank proposal for the upgrading of the A814 took longer than expected as the Planning Committee wanted a site visit to a town where a similar scheme had been implemented and requested that officers discuss further issues raised by disability groups with the applicant; but nevertheless was still determined below the national average for timescales. The favourable major applications decision making timescales meets a key priority of the Council as these developments will change the economic prosperity of the area.

The Development Management team is a small team and this year it has faced staffing issues. One of the Lead Planning Officers went off on maternity leave and despite advertising the post several times it has not been possible to fill this temporary post. Another one of the Lead Planning Officers was on extended long term leave for nearly a year and that post was only filled in March 2019. This has had a major impact on a small team together with the substantial increase in workload especially in terms of major applications. This has had an impact on processing times with the average number of weeks for local development and householder

developments increasing by just over 2 weeks and over 1 week respectively. With long term absence and a very heavy workload it is considered, we have performed well under the circumstances.

There was an increase in the delegation rate to 92% and the approval rate for applications increases to 98% demonstrating front loading applications and working very closely with applicants to get an acceptable development. Progress being made to clear legacy cases, as the majority are associated with legal agreements and outstanding financial contributions. All applicants have been contacted with 1 legacy case cleared and 7 legacy cases remained during the year.

The Enforcement Charter is up to date and relevant and greater priority has been given to enforcement and compliance now that the Compliance Officer is in post and a further Monitoring Officer to be recruited shortly.

The number of local reviews and appeals continues to remain low compared to the overall number of applications determined.

Part 5: Official Statistics

A: Decision-making timescales (based on 'all applications' timescales)

Timescales	2018-2019	2018-2019	2017-2018
Overall			
Major developments	4	28.5weeks*	18.3weeks
Local developments (non-householder)	67	14.4weeks	11.8weeks
Local: less than 2 months	29.90%	6.8weeks	6.2
Local: more than 2 months	(70.1%)	17.6weeks	16.1
Householder developments	115	8.6weeks	7weeks
Local: less than 2 months	(69.6%)	7.2weeks	6weeks
Local: more than 2 months	(70.1%)	17.6weeks	11.2weeks
Housing developments			
Major	3	33.3weeks	18.2weeks
Local housing developments	9	15.7weeks	10.6weeks
Local: less than 2 months	(22.2%)	6.2weeks	6.3weeks
Local: more than 2 months	(77.8%)	18.5weeks	13.1weeks
Business and industry			
Major	0	n/a	18.9weeks
Local business and industry	22	10.6weeks	9.1weeks
Local: less than 2 months	(45.5%)	6.9weeks	5.4weeks
Local: more than 2 months	(54.5%)	n/a	15.4weeks
EIA developments	0	0weeks	0weeks
Other developments	34	13.9weeks	9.1weeks
Major	0	n/a	17.7weeks
Planning/legal agreements	0	n/a	9.1weeks
Major: average time	0	n/a	n/a weeks
Local: average time	0	n/a	12.4weeks

* The major development statistic reported to the Scottish Government was 28.5 weeks. This was based on 4 major applications rather than 5 and Stop the Clock not being applied fully due to administrative error. Taking account of all 5 major developments and the application of Stop the Clock retrospectively, the average weeks for major developments has been re-calculated at 22.5 weeks.

B: Decision-making: local reviews and appeals

Type	Total number of decisions	Original decision upheld			
		2018-19		2017-18	
		No.	%	No.	%
Local reviews	0	0	n/a	0	n/a
Appeals to Scottish Ministers	2	1	50.0%	1	33.3%

Part 6: Workforce Information

	Tier 1 <i>Chief Executive</i>	Tier 2 <i>Director</i>	Tier 3 <i>Head of Service</i>	Tier 4 <i>Manager</i>
Head of Planning Service				1

Staff	Headcount	FTE
Development Management	6	5.5
Development Planning	3	3
Enforcement	1	0.8
Specialists	2	2
Other	6	5.5

Staff Age Profile	Headcount
Under 30	3
30-39	9
40-49	5
50 and over	2

The Planning and Building Standards Service sits under the Strategic Lead for Regulatory who now reports directly to the Chief Executive. Regulatory Services includes Legal, Committee and Environmental Health Services. The Planning and Building Standards Manager is also responsible for the Environmental Health Service. The Service Structure is provided at the front of this document. The Planning Service is divided into three teams – Development Management, Forward Planning and Technical Support. This year the Development Management had three new Planning Officers. The Forward Planning and Technical Support teams have remained consistent from last year apart from a support officer on maternity leave being replaced by a temporary officer. The Antonie Wall Project Team expanded with 2 new Development Officers and a Support Officer.

Part 7: Planning Committee Information

Committee & Site Visits	Number per year
Full council meetings	9
Planning committees	9
Area committees	0
Committee site visits	15
Local Review Body	0
LRB site visits	0

Appendix 1 - Performance Markers

DRIVING IMPROVED PERFORMANCE

	Performance Marker	Evidence
1	Decision making: authorities demonstrating continuous evidence of reducing average timescales for all development types	The average timescale for major development is 22.5 weeks (Scottish average of 33.4 weeks); local (non householder) development is 14.4 weeks (Scottish average of 10.7 weeks) and householder development is 8.6 weeks (Scottish average of 7.3 weeks). Source https://www.gov.scot/Topics/Statistics/Browse/Planning/Publications/PlanningApplicationStatistics1718
2	Project management: offer of processing agreements or other agreed project plan) made to prospective applicants in advance of all major applications and availability publicised on planning authority website	Protocol on Processing Agreement https://www.west-dunbarton.gov.uk/media/4313073/facilitating_appropriate_development_inc_protocols_3-4.pdf Processing agreements offered to all applicants of major development and important local development. Applications are front loaded at the pre application stage which allows the application stage to be much smoother and quicker and removes the need for a processing agreement. See pre application governance and pre application guidance.
3	Early collaboration with applicants and consultees on planning applications: - availability and promotion of pre-application discussions for all prospective applications - clear and proportionate requests for supporting information	Protocol on Pre application advice http://www.westdunbarton.gov.uk/media/4313073/facilitating_appropriate_development_inc_protocols_3-4.pdf Case studies: Place and Design Panel, Queens Quay, Carless, Exxon, Gavinburn Hydro Scheme, Elected Members Pre-Application Briefings.
4	Legal agreements: conclude (or reconsider) applications within 6 months of 'resolving to grant' * * this will require production of supporting guidance, following wider stakeholder input	No legal agreements were entered into in terms of developer contribution towards local open space provision or associated green infrastructure . Developer contributions secured by other legal mechanisms. See planning guidance below. https://www.west-dunbarton.gov.uk/media/4309581/our-green-network-supplementary-guidance.pdf
5	Enforcement charter updated / re-published	Case Study: Planning Compliance and Monitoring. Enforcement Charter updated April 2018 approved by June Planning Committee and published July 2018.
6	Continuous improvements: - show progress/improvement in relation to PPF National Headline Indicators - progress ambitious and relevant service improvement commitments identified through PPF report	Case Study: Local Development Plan 2: Proposed Plan Development land statistics broadly stable. See Housing Land Supply 2017: http://www.west-dunbarton.gov.uk/media/4313352/housing-land-audit_2017.pdf Decision making timescales for major development is still well below the national average . Although timescales for householder and local development are above the national average this was due to a high workload and staffing issues. One officer was on maternity leave and another Lead Planning Officer was on long term leave. This has a major impact on a small team with a very heavy workload. For further information provided in contextual statement. Good feedback from developers/service users https://www.gov.scot/Topics/Statistics/Browse/Planning/Publications/PlanningApplicationStatistics1718 Enforcement Charter is up to date- see case study on Compliance and Monitoring . Good progress was made on last years service commitments – see delivery of our service improvement actions 2018-19 and also our service improvements 2019-20 detailing our commitments for the coming year.

PROMOTING THE PLAN-LED SYSTEM

	Performance Marker	Evidence
7	LDP (or LP) less than 5 years since adoption	Nine years since Local Plan adoption. See Local Development Plan 2: Proposed Plan case study for further information. Local Development Plan 2: Proposed Plan is currently at the DPEA for Examination.
8	Development plan scheme demonstrates next LDP: - on course for adoption within 5-year cycle - project planned and expected to be delivered to planned timescale	Most recent Development Plan Scheme, http://www.west-dunbarton.gov.uk/media/4315702/development-plan-scheme-2018.pdf relates to Development Plan Scheme for Local Development Plan taken to September 2018 Planning Committee. New Development Plan Scheme to September 2019 Planning Committee. Local Development Plan 2 meeting the timescales of the Development Plan Scheme approved in September 2018
9	Elected members engaged early (pre-MIR) in development plan preparation	Pre-MIR Elected Member Ward meetings and workshops into the Main Issues Report. See Planning Performance Framework July 2017 - Case Study :Local Development Plan 2 :Main Issues Report.
10	Cross-sector stakeholders, including industry, agencies and Scottish government, engaged early (pre-MIR) in development plan preparation	Wide range of stakeholder engagement pre-MIR (Scottish Water, SEPA, SNH etc) and pre-proposed plan. See Planning Performance Framework July 2017 - Case Study :Local Development Plan 2 :Main Issues Report
11	Production of regular and proportionate policy advice, for example through supplementary guidance, on information required to support applications	Guidance for three Conservation Areas was approved by Planning Committee in September 2018. Preparation of the new Green Infrastructure Guidance and review of existing Guidance has also commenced. Planning guidance on renewable energy, payday lending and betting shops, residential design guidance, and Clydebank Business Park remain in force and will be adopted as Statutory Supplementary Guidance as part of LDP2, with the exception of residential design guidance which will be replaced by new Supplementary Guidance on Creating Places. http://www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/other-guidance-and-information/ Case Studies: Gavinburn Hydro Electric Scheme and Development Briefs

SIMPLIFYING AND STREAMLINING

	Performance Marker	Evidence
12	Corporate working across services to improve outputs and services for customer benefit (e.g. protocols; joined-up services; single contact; joint pre-application advice)	<p>See case study: Protocols/Guidance on pre-application advice, processing agreements, liaison meetings and elected member involvement in pre-application discussions: https://www.west-dunbarton.gov.uk/media/4313073/facilitating_appropriate_development_inc_protocols_3-4.pdf</p> <p>Place and Design Panel Terms of Reference and Governance 2017</p> <p>Case Studies : Place and Design Panel, Queens Quay, Design Codes, Delivering Quality Housing, Development Briefs, Carless, Exxon, LDP 2: Locality Place Plans; Elected Member Briefings, Rediscovering the Antonine Wall Project, Engagement case studies, Major Application meetings, Renfrew Bridge Group. corporate working across services, Exxon Project Board, More Homes Project Board, Financial Management,</p>
13	Sharing good practice, skills and knowledge between authorities	<p>Case studies: West of Scotland Benchmarking Group, Solace Benchmarking Group, Rediscovering the Antonine Wall Project, Manchester and Liverpool Scottish Government collaborative housing study trip, Place and Design Panel, Heads of Planning (Scotland), Designing Places Student Competition, Aligning Spatial and Community Planning. http://www.west-dunbarton.gov.uk/planning-building-standards/your-place-your-plan/</p>

DELIVERING DEVELOPMENT

	Performance Marker	Evidence
14	Stalled sites/legacy cases: conclusion/withdrawal of planning applications more than one-year-old	Progress being made to clear legacy cases, as the majority are associated with legal agreements and outstanding financial contributions. All applicants have been contacted with 1 legacy case cleared and 7 legacy cases remained during the year.
15	Developer contributions: clear expectations - set out in development plan (and/or emerging plan,) and - in pre-application discussions	Main contributions expected are towards the green network. Local Development Plan 2: Proposed Plan contains a policy on developer contributions and applied proportionately. Developers made aware of developer contributions at pre application stage. See case studies on Delivering Quality Housing and Building with Nature. See section: Developer Contributions and https://www.west-dunbarton.gov.uk/media/4309581/our-green-networksupplementary-guidance.pdf

CONTACT DETAILS

Planning and Building Standards
Council Offices
16 Church Street
Dumbarton
G82 1QL
Telephone: 0141 951 7930
Email: buildingandplanning@west-dunbarton.gov.uk

OTHER FORMATS

This document can be made available on request in alternative formats such as large print, Braille, audio tape or computer disc as well as in five community languages.

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعية الكبيرة وبطريقة سمعية عند الطلب.



Scottish Awards for
Quality in Planning 2018:
Award Winner



Scottish Awards for
Quality in Planning
2017: Award Winner

Minister for Local Government, Housing and Planning
Kevin Stewart MSP



T: 0300 244 4000
E: scottish.ministers@gov.scot

Joyce White
Chief Executive
West Dunbartonshire Council

11 February 2020

Dear Joyce,

PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2018-19

I am pleased to enclose feedback on your authority's 8th PPF Report for the period April 2018 to March 2019.

I believe that good progress continues to be made by authorities. Although there has been a small drop in the number of green ratings awarded this year and there remains some variation across some authorities and markers. I have been particularly impressed by the speed of determination of major applications in some authorities.

We are now pressing ahead with our programme of reform. In September 2019 we published "Transforming Planning in Practice" our work programme for implementing the provisions of the Planning (Scotland) Act 2019 and wider planning improvements. We have also just launched our www.transformingplanning.scot website where you can keep up to date and involved with Scotland's fourth National Planning Framework (NPF4), Digital Planning and the Planning Reform programme.

This is an exciting time for the planning system in Scotland with the preparation of NPF4 underway and the changes to the development planning and management systems to follow. We really value the input of your staff as expert users of the system and welcome their continued support in developing and implementing the planning system that we all want to see.

One of the first things I'm keen to address is planning resources, which is why we are consulting on increasing planning fees, moving them towards covering the full cost of determining applications and extending the range of services which authorities can charge for in exercising their planning functions. The consultation is due to close on 14th February and I hope that you will submit your views. I know applicants will expect to see continued improvement in performance and those increased fees invested in the planning service. This is why we are also consulting on how we measure and monitor the performance of the planning system at the same time.

If you would like to discuss any of the markings awarded below, please email chief.planner@gov.scot and a member of the team will be happy to discuss these with you.

Kind Regards



KEVIN STEWART

CC: Pamela Clifford

PERFORMANCE MARKERS REPORT 2018-19

Name of planning authority: **West Dunbartonshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Red	<p>Major Applications Your timescales of 28.5 weeks are slower than the previous year but faster than the Scottish average of 32.5 weeks. RAG = Amber</p> <p>Local (Non-Householder) Applications Your timescales of 14.4 weeks are slower than the previous year and slower than the Scottish average of 10.7 weeks. RAG = Red</p> <p>Householder Applications Your timescales of 8.6 weeks are slower than the previous year and slower than the Scottish average of 7.2 weeks. RAG = Red</p> <p>Overall RAG = Red</p>
2	Processing agreements: <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Green	<p>Processing agreements are offered for all applications for major development and important local development. RAG = Green</p> <p>Processing agreement information is available through your website. RAG = Green</p> <p>Overall RAG = Green</p>
3	Early collaboration with applicants and consultees <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information 	Green	<p>You provide a pre-application advice service which is promoted through the website and have a protocol in place. RAG = Green</p> <p>You provide case study evidence to demonstrate how request for supporting information are clear and proportionate to the applicant. RAG = Green</p> <p>Overall RAG = Green</p>
4	Legal agreements: conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months	Green	No applications with legal agreements were determined during the reporting period.

	after resolution to grant (from last reporting period)		
5	Enforcement charter updated / re-published within last 2 years	Green	Your enforcement charter was 8 months old at the end of the reporting period.
6	Continuous improvement: <ul style="list-style-type: none"> progress/improvement in relation to PPF National Headline Indicators; and progress ambitious and relevant service improvement commitments identified through PPF report 	Amber	<p>Your LDP is out of date and will not be replaced in the next reporting period. Timescales for dealing with applications have slowed since last year and there are several legacy cases to be cleared.</p> <p>RAG = Red</p> <p>You have completed 8 out of 15 of your improvement commitments with the majority remaining to be completed over the next reporting year. You have identified a range of commitments for the next reporting year.</p> <p>RAG = Amber</p> <p>Overall RAG = Amber</p>
7	Local development plan less than 5 years since adoption	Red	Your LDP was 9 years old at the end of the reporting period. It is noted that you have commenced preparation of a new plan.
8	Development plan scheme – next LDP: <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale 	Amber	<p>Your next LDP is not on track for adoption within the five year cycle.</p> <p>RAG = Red</p> <p>Your most recent Development Plan Scheme (September 2018) suggests adoption in 2020. Your timescales to date have been met.</p> <p>RAG = Green</p> <p>Overall RAG = Amber</p>
9	Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	N/A	
10	Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> *including industry, agencies and Scottish Government	N/A	
11	Regular and proportionate policy advice produced on information required to support applications.	Green	Guidance for 3 conservation areas have been approved. New guidance on green infrastructure is underway with other guidance due to be reviewed.
12	Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	Your report shows how several protocols have been written for customer facing aspects of development management. You have provided some good case studies to demonstrate how you work with other council services.
13	Sharing good practice, skills and knowledge between authorities	Green	Your report identifies working with other local authorities through benchmarking groups.
14	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing	Amber	You have cleared 1 case during the reporting year, with 7 cases still awaiting conclusion. Based on this and last year's figures, no cases reached legacy status during the reporting

	number of live applications more than one year old		year. We note that you are in contact with the applicants and look forward to further progress.
15	Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions 	Green	Developer contributions are set out in relation to green network. LDP2 contains policy which will be applied proportionately. RAG = Green Case studies demonstrate how requests are discussed early in the application process. RAG = Green Overall RAG = Green

WEST DUNBARTONSHIRE COUNCIL
Performance against Key Markers

Marker		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
1	Decision making timescales							
2	Processing agreements							
3	Early collaboration							
4	Legal agreements							
5	Enforcement charter							
6	Continuous improvement							
7	Local development plan							
8	Development plan scheme							
9	Elected members engaged early (pre-MIR)	N/A	N/A	N/A	N/A			N/A
10	Stakeholders engaged early (pre-MIR)	N/A	N/A	N/A	N/A			N/A
11	Regular and proportionate advice to support applications							
12	Corporate working across services							
13	Sharing good practice, skills and knowledge							
14	Stalled sites/legacy cases							
15	Developer contributions							

Overall Markings (total numbers for red, amber and green)

2012-13	1	6	6
2013-14	1	2	10
2014-15	2	2	9
2015-16	1	5	7
2016-17	1	4	10
2017-18	1	5	9
2018-19	2	3	8

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2018-19 Scottish Average
Major Development	19.2	32.4	19.8	24.6	23.4	18.3	28.5	32.5
Local (Non-Householder) Development	12.3	15.2	10.5	10.7	10.0	11.8	14.4	10.7
Householder Development	7.3	7.5	6.8	7.3	6.8	7.0	8.6	7.2

PPF8 Peer Review Template - 2019

Please comment on your partners PPF report. The aim of this exercise is to create a snapshot of good practice across Scotland and collect information to allow us to update future PPF guidance.

PPF	West Dunbartonshire Council
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Reviewing Authority	City of Edinburgh Council
Reviewing Staff Member	James Allanson

Learning Points

What are the positives to be shared?
<ul style="list-style-type: none"> • The PPF is comprehensive. It includes a good selection of case studies which are both interesting and cover a significant breadth of important topics including heritage regeneration, redevelopment of contaminated sites, areas of landscape value, regeneration and affordable housing. This demonstrates to both developers and members of the public the significant variation in work which WDC successfully handles on a regular basis. • The inclusion of the departmental structure is a good feature, it allows members of the public to see clearly where the department fits within the wider Council structure. • The inclusion of a summary on how the place panel has developed is informative and interesting. It clearly demonstrates WDCs commitment to improving the quality of development through seeking the input of stakeholders. • Using the example of Queens Quay 'One year on' allows members of the public, who are perhaps not familiar with how larger scale developments work, to see the pace of development and how it progresses. • Links at the end of the PPF are useful for individuals seeking information on more technical and complicated matters such as pre-app and committee procedures.
Suggestions for strengthening the next PPF?
<ul style="list-style-type: none"> • The next PPF could perhaps use less text. The PPF has a significant amount of text which can potentially be off-putting for members of the public. • It would have been useful/helpful to structure the case studies around the template provided in the PPF guidance. This would have kept the focus and consistency in setting out the case studies. • Not always clear who was responsible for a project and the specific role planning played. In particular, it isn't apparent whether the Connecting Clydebank project is being taken forward by the planning authority or the roads authority. It should be made clear in future PPF's who the main authority responsible for certain schemes is. • More information could have been supplied on how the link is made between planning and strategic regeneration.

Please identify a case study from the PPF report which illustrates best practice of potential interest to other planning services.

Queens Quay – This case study highlights best practice in monitoring a development once permission has been granted, including effective monitoring to ensure compliance with conditions related to the development process, how a development can be publicised through print and social media and ensuring involvement of local and national politicians.

Also of interest are the pre-application briefings with elected members and how WDC use the ‘stop the clock’ facility, and the involvement of the design officer in projects and building working relationships with consultees.

Is the PPF clear?

The PPF is clear

Is the PPF shared with stakeholders (please state who and methods used):

The PPF is made available online to members of the public and developers.

Any other comments

The Peer Review visit took place on 28th January 2020, when West Dunbartonshire Council hosted City of Edinburgh Council in their offices in Dumbarton. It was clear that there is a strong sense of collaborative working within the planning service, which created a good team ethos where sharing experience and knowledge was common.

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 11 March 2020

Subject: Street name for new housing development site at former Aitkenbar Primary School site, Howatshaws Road, Dumbarton by West Dunbartonshire Council.

1. PURPOSE

- 1.1.1 To allocate a street name to a road within the new housing development at Howatshaws Road, Dumbarton.

2. RECOMMENDATIONS

- 2.1 It is recommended that Woodland Drive to be approved as the street name.

3. BACKGROUND

- 3.1 Permission was granted for 55 affordable housing units on the former Aitkenbar Primary School site. These comprise of two storey flats, semi-detached houses and bungalows. The new street will be a single vehicular access from Howatshaws Road leading to a no-through road.

4. MAIN ISSUES

- 4.1 The street name proposed for consideration is Woodland Drive. This is derived from the existing surrounding woodland to the North East of the site, whereby the new development will be linked to the existing woodland by the existing woodland path. The name proposed meets the requirement of the Council's Street Naming Policy.

5. PEOPLE IMPLICATIONS

- 5.1 There are no people implications.

6. FINANCIAL IMPLICATIONS

- 6.1 There are no financial implications.

7. RISK ANALYSIS

- 7.1 There are no known risks to the Council.

8. EQUALITIES IMPACT ASSESSMENT (EIA)

8.1 None.

9. CONSULTATION

9.1 As part of the Council's Street Naming Policy elected members for Ward 2 have been consulted and there is no response to date. There is no active Community Council for this ward or tenants association.

10. STRATEGIC ASSESSMENT

10.1 This proposal does not impact on any of the Council's strategic priorities.

Peter Hessett
Strategic Lead - Regulatory
Date: 11th March 2020.

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,

Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendices: Site plan.

Background Papers: Street Naming and Numbering Policy

Wards Affected: Ward 2

