

Agenda



Planning Committee

Date: Wednesday, 22 January 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: 9 January 2020

PLANNING COMMITTEE
WEDNESDAY, 22 JANUARY 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 – 16

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 19 November 2019.

4 NOTE OF VISITATIONS 17

Submit, for information, Note of Visitations carried out on 18 November 2019.

5 OPEN FORUM

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

6 PLANNING APPLICATIONS

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

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

19 - 34

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

35 – 54

- (c) 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.

55 – 64

7 NAME FOR A NEW COMMUNITY PARK AT THE FORMER ST EUNAN'S PRIMARY SCHOOL SITE IN CLYDEBANK 65 – 69

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

PLANNING COMMITTEE

At a Special Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Tuesday, 19 November 2019 at 10.09 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson and Diane Docherty.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; John Walker, Assistant Engineering Officer (Roads); Ashley Mullen, Place and Design Officer; Nigel Ettles, Section Head – Litigation and Nuala Borthwick, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn, Daniel Lennie, Douglas McAllister, Marie McNair and Lawrence O'Neill.

Councillor Diane Docherty 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.

OPEN FORUM

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

PLANNING APPLICATIONS

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

- (1) DC19/114 – Erection of residential development comprising 49 terraced houses and cottage flats with associated roads, parking and landscaping at the former Highdykes Primary School site, Braehead, Bonhill by AS Homes (Scotland) Ltd.**

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

The Chair invited Mr Martin Craig, representing his mother Mrs Doreen Craig, to address the Committee. Mr Craig was heard in respect of Mrs Craig's objection with regard to the application.

The Chair then invited Mr William Moore, objector, to come forward to address the Committee and he was heard in respect of his objection

Thereafter, the Chair invited Ms Lynne Moore, representing Mrs Claire Wilson, objector, to address the Committee and Ms Moore was then heard in respect of Mrs Wilson's objection to the application.

The Chair then invited Mrs Jacqueline Swan, representing herself, Mr David Swan and Ms Lorna Hepburn, to address the Committee. Mrs Swan was heard in respect of the objections and in answer to Members' questions.

It was noted that the applicant was not in attendance at the meeting.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager, the Team Leader – Development Management and the Assistant Engineering Officer (Roads) in further explanation and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

(2) DC19/193 – Demolition of existing Primary School & erection of new build education campus (including Renton Language & Communication Unit and Riverside Early Learning and Childcare Centre with associated parking and landscaping) at Main Street, Renton by West Dunbartonshire Council.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

The meeting closed at 11.03 a.m.

DC19/114 – Erection of residential development comprising 49 terraced houses and cottage flats with associated roads, parking and landscaping at the former Highdykes Primary School site, Braehead, Bonhill by AS Homes (Scotland) Ltd.

GRANT full planning permission subject to the following conditions:-

1. The development shall be completed in accordance with the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:
 - Istock 'Drumquin' facing brick;
 - Istock 'Drumquin' facing brick ribbed feature;
 - Istock 'Hadrian Buff' facing brick;
 - Istock 'Hadrian Buff' facing brick ribbed feature;
 - Grey Marley Eternit Ltd modern roof tiles in smooth grey;
 - Double glazed PVC windows, RAL Anthracite Grey 7016;
 - External composite doors, RAL Anthracite Grey 7016;
 - PVC Fascias and Barge Boards, RAL: Anthracite Grey 7016;
 - Grey pre-cast cills;
 - Black PVC Marley 'Deepflow' gutters and downpipes;
2. Prior to the brickwork associated with any dwellinghouse being constructed or installed on site, a sample panel of all brickwork shall be constructed in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
3. Prior to the commencement of development on site, full details of the design and locations of all retaining walls and other retention features within the site shall be submitted to and approved in writing by the Planning Authority. Such details shall include for the use of a 'Maccaferri Terramesh' retention system for the retention associated with open space areas and outward facing perimeters of the site boundary. Thereafter, the agreed retention details shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.
4. Prior to the commencement of development on site, full details of all hard surfaces, walls and fences shall be submitted for the approval of the Planning Authority. For the avoidance of doubt, this shall include details for all footpaths and path networks within the site. Thereafter, these shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.

5. Prior to the commencement of development on site, details of the design and location of cycle storage provision for houses, street furniture (including bin stores) and lighting, shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority. Cycle parking should be provided at a minimum rate of 1 space per flatted dwelling and should be provided at ground level within a covered secure location.
6. Prior to the commencement of development on site, details of measures to protect trees located within and adjacent to the site (including those forming part of the woodland to the northern site boundary) shall be submitted for the written approval of the Planning Authority. The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
7. Prior to the occupation of the last dwellinghouse within the site, the drainage of surface water shall be completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved Drainage Design Statement (AS Homes Scotland, June 2019) and the approved plans. The SUDS and associated features including the swales and gullies once installed shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
8. The soft landscaping and play equipment scheme and strategy for the site approved under drawing 'Landscape Proposals (Drawing No: 307-25-02b)' shall be implemented as approved no later than the next appropriate planting season after the occupation of the last dwellinghouse within the site. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.
9. The development hereby approved shall be constructed strictly in accordance with the finished ground and floor levels as shown on approved plan 'Engineering Layout (Drawing No: ENG-014 Rev B). Any alterations to these levels shall first be agreed in writing with the Planning Authority.

10. No dwellinghouse shall be occupied until the vehicle parking spaces associated with that residential unit have been provided within the site in accordance with approved plan 'Development Layout' (Drawing No. DL-002 Revision C). The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
11. Prior to the commencement of development on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Planning Authority. The CTMP shall account for all vehicular activity and movements associated with the construction of the development and shall provide confirmation that all construction vehicles associated with the development when stationary shall be parked within the site and not on any adjacent road networks. The approved Construction Traffic Management Plan (CTMP) shall thereafter be implemented on site and will be adhered to for the duration of construction, until all construction activity is completed on site.
12. Prior to the commencement of development on site, details of the location of the site compound associated with the construction of the development shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details until all construction activity is completed on site.
13. 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.
14. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.

15. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
16. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.
17. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
18. 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. 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.
19. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.

20. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:

Mondays to Fridays 0800 – 1800

Saturdays 0800 – 1300

Sundays and public holidays No Working

21. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development with the site, details of the location and design of an electric charging point/unit shall be submitted to and approved in writing by the Planning Authority. The car charging point/unit and associated infrastructure shall be installed in accordance with the approved details prior to the occupation of the last dwellinghouse within the site and maintained as such thereafter.

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

GRANT full planning permission subject to the following conditions:-

1. The development shall be completed in accordance with the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:
- Forterra Building Products; Carsington Cream facing bricks
 - Half round sinusoidal profile cladding in colourcoat prisma steel in RAL 1036 Pearl Gold
 - Steel post and welded wire mesh panels in powder coated steel in RAL 1036 Pearl Gold
 - Euroclad Opus Plank Profile in colourcoat prisma steel in RAL 1036 Pearl Gold
 - Powder coated aluminium flashings/ capping and architectural louvres in RAL 1036 Pearl Gold
 - Curtain walling, doors and windows: Senior Architectural Systems, SF52 Vertical Curtain Walling and PPC aluminium spandrel panels,
 - SPW500 Doors, SPW600e Windows Powder Coated Aluminium RAL 1036 Pearl Gold
 - Standing seam roof, Euroclad Group Ltd, EC 75-400 Euroseam,
 - Aluminium - Mill Finish Stucco Embossed
2. Prior to the installation of brickwork on the development hereby approved, a sample panel of brickwork shall be constructed in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.

3. Prior to the commencement of development, full details including design and location of all walls, fences, gates, play equipment, external furniture, cycle/ scooter shelters and signage, including traffic management signage for the one way system at Station Street/ Back Street, shall be submitted for the further written approval of the Planning Authority. Thereafter, these shall be implemented as approved, unless otherwise agreed in writing by the Planning Authority, prior to the education campus being brought into use.
4. Prior to the commencement of development on site, the existing trees on site to be retained, as detailed in the Tree Survey and Arboricultural Constraints Report dated September 2019, shall be protected 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. The fencing shall remain in place for the duration of the construction period and there shall be no storage of building materials or piling of soil within the protected fenced areas established pursuant to this condition.
5. No demolition works shall be carried out on the existing school building between the months of March to September inclusive unless a Nesting Bird Survey has first been submitted and approved in writing by the Planning Authority. Thereafter, all works shall be carried out in accordance with the approved Nesting Bird Survey. For the avoidance of any doubt, if nesting birds are recorded then no demolition works shall commence until the chicks have fledged.
6. If demolition works on the existing school building do not commence by 1st February 2021, a further bat survey will require to be carried out and submitted for the approval in writing of the Planning Authority before any demolition works start on site. Thereafter, works shall be carried out in accordance with the details and recommendations of the approved bat survey.
7. The soft landscaping within the site shall be undertaken in accordance with the approved landscape scheme and planting strategy and shall be implemented not later than the first appropriate planting season after the education campus is brought into use. Any trees or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.
8. The education campus shall not be brought into use until the parking bays, including disabled bays, as shown on plan number REN-OOB-02-ZZ-DR-L-0001 rev P06 are provided on site in accordance with the plan details. All parking bays shall thereafter be retained and capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.

9. Prior to the commencement of development on site, details of the design and location of two electric vehicle charging points/units within the site shall be submitted to and approved in writing by the Planning Authority. The infrastructure for the electric charging points/units shall thereafter be installed on site prior to the educational facility becoming operational and shall be maintained as such thereafter.
10. Prior to the commencement of development on site, details of the location, form and arrangement of any site compound associated with the construction of the development shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details. Any such storage or compound area hereby approved shall be removed from site once all construction activity is complete on site.
11. The new MUGA sports pitch shall not be made available for hire without a separate application for planning permission.
12. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
 - b) An assessment of the potential risks (where applicable) to:
 - human health
 - property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
13. 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.

14. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.
15. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
16. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
17. 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.
18. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details prior to the education campus being brought into use.

19. No development shall take place on site until such time as a noise impact assessment for the proposed mechanical ventilation system has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for the proposed ventilation system to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. Should the approved noise attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.
20. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties.
21. 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
22. 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.

23. During the period of construction, piling works shall be carried out between the following hours and at no other time unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays 0800 – 1800

Saturdays 0800 – 1300

Sundays and public holidays No Working

24. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 18 NOVEMBER 2019

Present: Councillors Diane Docherty and Karen Conaghan.
(The above lists Members who attended at least one site visit).

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager.

SITE VISITS

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

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

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

(2) Main Street, Renton

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

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 22 January 2020

**DC19/203: Erection of residential development at Farm Road,
Duntocher Clydebank by Barratt Homes West Scotland.**

1. **REASON FOR REPORT**

- 1.1** This application is for a major development which would be a significant departure from the adopted development plan. Under the national regulations relating to the handling of planning applications, it requires to be determined by the full Council. The Council's procedure requires that a pre-determination hearing take place at the Planning Committee, before the full Council considers and determines the application.

2. **RECOMMENDATION**

- 2.1** That the Planning Committee considers the details of the development and **refers the application to the full Council** for determination, expressing the provisional view that the application should be refused for the reasons set out in Section 9.

3. **DEVELOPMENT DETAILS**

- 3.1** The application relates to approximately 8.8 hectares of agricultural land on the northern edge of Duntocher. The site comprises two fields roughly similar in size, which are connected to each other by a narrow corridor. The north-eastern field lies on the west side of Farm Road, bounded by the back gardens of houses on Mirren Drive to the south and by the houses in the former Duntiglennan Farm buildings to the north. At its south-western corner is a connection into the south-western field, which is bordered by back gardens in Mirren Drive and Craigielea Road to the east and south. Both fields border farmland to the north and west. There are significant level changes across both parts of the site, with the land generally rising to the north. The land was previously used for agricultural grazing but it is currently unused, and it consists mainly of overgrown grassland. The south western field contains mature trees around its perimeter, and these are covered by a Tree Preservation Order.

- 3.2** Planning Permission in Principle is sought for the erection of 99 houses. A conceptual masterplan for the site has been provided, which details the internal road layouts, landscaping and open space. No detail has been provided on the exact composition of the house types but they are likely to include detached and semi-detached houses according to the information provided with the planning application. Nor has any detail been provided on the exact split of houses within the two fields or the exact layout and orientation of the houses within the site which would be submitted at the detailed stage if planning permission in principle were to be granted. All vehicular access to the proposed development would be via Farm Road. Due to the significant gradients over much of the land, the new housing is likely to be limited to the more level areas and would occupy less than half of the total site area, with the remaining land being retained as open space and landscaping. No detailed information has been provided in relation to surface water drainage within the site, but there are likely to be two attenuation ponds within the development, based on the information submitted.
- 3.3** A previous detailed application(DC17/282) for residential development of 99 houses and associated roads, landscaping and drainage on the same site by another housebuilder was refused by Council on 26 April 2017 on the following grounds: it was not in accordance with the Development Plan; the site being located within an inappropriate location within the greenbelt; there was no requirement for additional land to be identified to meet the strategic housing requirement; the proposal did not create an appropriate sense of place; and the additional traffic generated would contribute to localised traffic congestion within the residential streets leading to the site to the inconvenience of local residents and other road users.
- 3.4** A Supporting Planning Statement, Masterplan, Pre-Application Consultation Report, Design and Access Statement, High Level Landscape and Visual Appraisal, Ground Investigation Report, Phase 1 Habitat Survey, Draining and Engineering Report including a Flood Risk Assessment, and a Transport Assessment have all been submitted as part of the application, in order to address the various technical issues.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to various conditions relating to footway provision on Farm Road, a swept path analysis for refuse vehicles, provision of a footpath link to Craigielea Road, parking provision and parking spaces, provision of bus stops and shelters on Craigielea Road, wheel wash facilities and submission of a traffic management plan. These requirements would be addressed at the detailed stage, if planning permission was granted.

- 4.2 West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to contaminated land; permitted hours of work on site, deliveries, soils, SUDS, piling and dust control measures plan and these would be addressed at the detailed stage.
- 4.3 West of Scotland Archaeological Service has no objection subject to a condition requiring that an archaeological watching brief be implemented prior to any development on site.
- 4.4 Scottish Water, Scottish Environmental Protection Agency, Scottish Natural Heritage, Historic Environment Scotland, and West Dunbartonshire Council's Education Service have no comments to make on the proposal.

5. REPRESENTATIONS

- 5.1 116 representations have been received objecting to the proposal. These include objections from Clydebelt, as well as, many local residents. The reasons for objection are summarised as follows:
- The site forms part of the greenbelt around Duntocher/Clydebank and should be protected from development;
 - There is no need to release this greenbelt site for housing as suitable brownfield sites exist elsewhere in Clydebank;
 - The revised housing land supply targets are such that this site is not required to be developed for housing;
 - The only vehicular access to the development site will be via Farm Road which is not suitable for any additional traffic. Vehicles from an extra 99 houses will result in further congestion, parking issues and pollution;
 - The development will have a detrimental visual impact on the landscape and the Kilpatrick Hills;
 - The development will have a detrimental impact on wildlife and result in the loss of an open space often used for recreation;
 - The location of the new houses will result in a loss of privacy, overshadowing and overlooking at neighbouring properties;
 - Noise and disturbance in the surrounding area during construction;
 - Surface water currently from the site causes issues at houses adjacent to the site. The proposed development will include areas of hardstanding which will make this situation worse;
 - There is no capacity in the local primary schools to cater for families who may move into the development; and
 - The water pressure in the surrounding area is low at present and this development will exacerbate the situation.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan Strategic Development Plan (2017)

- 6.1** The Vision for Clydeplan sets out a Compact City Region as its Spatial Land Use Model. The vision supports the recycling of previously developed land and directing development to sustainable brownfield locations and creating high quality places.
- 6.2** Clydeplan's spatial development strategy contains a strong emphasis on creating high quality places, as well as, noting that significant reserves of vacant and derelict land remain along the riverside. Clydeplan is committed to supporting new housing which creates high quality places and delivers the right type of housing in the right locations. Policy 14 (Greenbelt) states that Local Authorities are required to designate greenbelt in order to ensure that development is directed to the most appropriate locations and supports regeneration.
- 6.3** Schedule 7 of Clydeplan indicates a private housing supply target of 150 units per annum for West Dunbartonshire. Schedule 10 indicates a surplus in the private sector supply and demand comparison for West Dunbartonshire. The 2017 housing land audit, agreed with Homes for Scotland, assessed West Dunbartonshire's effective housing land supply for the next seven years as being 1,774 units, which can meet the housing supply target of 150 per annum with a significant surplus to provide flexibility. The draft 2019 Housing Land Audit details that the effective housing land audit for the next seven years is 2,743 units, which also demonstrates that there is a significant surplus in the housing land supply. Therefore, no additional sites (including the Duntiglenan Fields site) require to be allocated in order to fulfil the housing land supply target within West Dunbartonshire, as Local Development Plan 2 provides a generous surplus of housing land to meet the requirements of Clydeplan in this regard.
- 6.4** Policy 8 of Clydeplan requires local authorities to make provisions within their Local Development Plans for all-tenure housing land requirement as set out within Schedule 8; to allocate a range of effective residential sites; to provide a minimum of 5 years effective land supply at all times; to undertake an annual housing land audit to monitor completions; and to take steps to remedy any shortfalls that may exist. The assessment of private sector supply and demand in the Housing Need and Demand Assessment (May 2015) concluded that there is a surplus of land in West Dunbartonshire to meet the private housing land requirement to both 2024 and 2029. For development such as proposed, which is deemed to be of a strategic scale, it is necessary to be assessed against Diagram 11 (Assessment of Development Proposals), which requires the proposed

development to support the Vision, Spatial Development Strategy and the Placemaking Policy of Clydeplan. It is considered that the development does not support the vision and the spatial development strategy as discussed in paragraphs 6.1 – 6.3 above. The proposed residential development does not have a site specific locational need for it to be located within the greenbelt, and as there is a surplus of housing land, there is no need for an additional site, therefore it does not accord with Box 2 of Diagram 11, which allows departures from the Strategic Development Plan as the proposal is not considered to be an acceptable departure, it is therefore contrary to Clydeplan.

West Dunbartonshire Local Plan 2010

- 6.5** Policy GB1 seeks to preserve the landscape character of the green belt by specifying a general presumption against development other than that falling into certain specified categories. The proposed residential development does not fit into any of these categories and the proposal is therefore contrary to Policy GB1. Policy RD1 states that preference will be given to residential development on brownfield sites within the urban area rather than on greenfield land. The proposal is therefore contrary to Policy RD1.
- 6.6** The sites specified in Schedules H1 and H2 represent the main opportunities for private sector housing, with Policy H2 stating that if additional housing land needs to be identified, further sites will be brought forward with a preference given to sites on brownfield land. The site is not listed in either schedule, and it is not a brownfield site. Policy H4 sets out general standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. Policy GD1 sets out development control criteria for the assessment of all new development. The proposal is considered to be contrary to Policies H2 and H4 for the reasons detailed below in Section 7.
- 6.7** Policy E4 indicates that the Council will continue to protect trees covered by a Tree Preservation Order and Policy E5 states that proposals should take account of all existing trees at the beginning of the design process. As the proposed masterplan shows, the layout seeks to retain the area covered by the TPO and therefore complies with these policies.
- 6.8** The principle of a residential development at this location is not supported by the local plan. The application is therefore contrary to policies GB1, RD1, H2 and H4.

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** The proposed development site is located within the green belt. Policy DS2 restricts development outwith the urban area to uses which support the countryside and any housing development must be in accordance with Policy BC1. Under the terms of Policy BC1, if the housing land audit identifies a shortfall in the five year effective land supply, the Council will support housing proposals which:
- are capable of delivering completions in the next five years;
 - can address infrastructure constraints;
 - are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan (this Plan has been replaced by Clydeplan and diagram 2 is the relevant consideration in this regard); and
 - do not undermine the strategic focus on urban regeneration and brownfield redevelopment.
- 7.3** The site could only be considered as an acceptable allocation for housing if the proposal demonstrated that there is a shortfall in the five year effective housing land supply. As discussed in Section 7 below there is no shortfall in the effective housing land supply.
- 7.4** Policy DS1 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). All residential developments of more than 3 units are also expected to comply with the Residential Development: Principles of Good Design Guidance.
- 7.5** Policy DS3 requires that significant travel generating uses are located within 400 metres of the public transport network. Policy DS6 states development will not be supported where it would have a significant probability of being affected by flooding or increasing the risk of flooding elsewhere, and requires SUDS to be included, where appropriate in

developments. These requirements would be required to be addressed at the detailed planning stage.

7.6 Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating SuDS, open space, paths and habitat enhancement at a level proportionate to the scale of development and in accordance with relevant Planning Guidance (provided via the Our Green Network Guidance). Policy GN3 requires that the integrity of the green network assets is maintained. Policy GN4 indicates that development that would have a significant adverse impact on the landscape character will not be permitted. Policy GN5 supports the enhancement and management of woodland, and protects trees of amenity and biodiversity value. Policy SD1 states that development should avoid adversely affecting the road network by complying with relevant standards, avoiding unacceptable congestion and providing or contributing to necessary improvements.

7.7 Housing development on this site would not conflict in principle with the above policies however the development fails to comply with policies DS 2 and BC 1. Further assessment against these policies is discussed in Section 7 below.

West Dunbartonshire Local Development Plan 2 (LDP2) Proposed Plan (2018)

7.8 Local Development Plan 2 is the Council's most up to date policy position and it is a significant material consideration in the assessment of planning applications. The Plan is currently undergoing its examination phase with the Examination Report expected to be received by the Council in early 2020.

7.9 The proposal is also located within the Greenbelt within this Plan. Policy GB 1 directs new development to the urban area in order to maintain the attractiveness and character of the Greenbelt. Any housing development must be in accordance with Policy H1. Under the terms of Policy H1 if the housing land audit identifies a shortfall in the five year effective land supply, the Council will support housing proposals which:

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;
- are in a sustainable location; and
- do not undermine the strategic focus on urban regeneration and brownfield redevelopment.

7.10 For the proposal to be considered for allocation as a residential development it would therefore require to demonstrate that there is a shortfall in the five year effective housing land supply. As discussed in

paragraph 7.18 below there is also no shortfall in the effective housing land supply of this Plan.

- 7.11** Policy CP1 requires all new development to take a design led approach, putting the needs of people first and demonstrating the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). Policy CP2 requires that a green infrastructure first approach is taken and that green infrastructure is considered from the outset in the design process through to stewardship of the resource in the future, including SUDS, habitat, access and open space requirements. The Residential Development: Principles of Good Design Guidance and 'Our Green Network' Planning Guidance also apply for LDP2 at this time.
- 7.12** Policy CP3 requires a masterplan for major development sites to be provided, setting out a phasing and delivery strategy which is realistic to market conditions. The applicant has provided a masterplan, but as this is a Planning Permission in Principle application, it does not show the precise layout of the houses nor does it provide a phasing and delivering strategy.
- 7.13** The Green Network Strategy and Policies ENV 2, ENV 4 and ENV 6 are similar to the landscape, trees and flooding policies of the of the Adopted and Proposed Plan 1 policies. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process.
- 7.14** The proposal is assessed against all of the above policies in the paragraphs above and it is not considered to comply with policies GB 1 and H1. Further assessment against these policies is discussed in Section 7 below.

Scottish Planning Policy (SPP)

- 7.15** Paragraph 32 of SPP states that in situations where development proposals do not accord with up-to-date development plans, the primacy of the plan is maintained. However paragraph 33 of SPP states that where the relevant policies in a development plan are out-of-date, or a development plan is more than five years old, then a presumption in favour of development which contributes to sustainable development will be a significant material consideration. In such circumstances the SPP states that decisions should be guided by a number of principles, including:
- Supporting good design and the six qualities of successful places;
 - Making efficient use of existing capacities of land, buildings and infrastructure;

- Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- Avoiding overdevelopment, protecting the amenity of new and existing development, and considering the implications for water, air and soil quality.

In addition to an assessment against the principles outlined above, development proposals also require to be assessed against SPP as a whole. In this instance, the sections within SPP in relation to placemaking and providing an effective housing supply are pertinent. These sections are detailed in the paragraphs below.

7.16 Paragraph 34 of SPP states that where a plan is under review, it may be appropriate in some circumstances to consider whether granting planning permission would prejudice the emerging plan. Such circumstances are only likely to apply where the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new developments that are central to the emerging plan. Prematurity will be more relevant as a consideration the closer the plan is to adoption or approval. The Council consider that the allocation of this site would undermine and significantly prejudice the Spatial Strategy of the emerging Local Development Plan 2 which seeks the re-use and redevelopment of brownfield land in preference to greenbelt land.

7.17 In relation to housing land, SPP states that the planning system should identify a generous supply of land for each housing market area within the plan area, maintaining a 5 year supply of effective housing land at all times. Plans should be informed by a robust housing need and demand assessment (HNDA), covering all tenures.

Principle of Development

7.18 The application site is identified in both the adopted and proposed local development plans as a greenbelt location. There is no justification for developing this site based on housing supply figures which indicate that there is no shortfall in effective housing land, as detailed in paragraph 6.3 above, and the proposal is therefore not an appropriate form of development at this location. Accordingly, the development of this site for housing is contrary to policies RD1, GB1 and H2 of the adopted local plan, policies DS2 and BC1 of LDP 1 and policies GB1 and H1 of LDP 2. Development of this site would also undermine the strategic focus on urban regeneration and brownfield redevelopment.

7.19 As explained in para 7.16 above, the proposal would undermine the Spatial Strategy of Local Development Plan 2 which is the re-use and

redevelopment of brownfield land in preference to greenbelt land. The Examination Report is expected to be released in early 2020. Accordingly, the proposed development also does not accord with SPP in this regard.

Landscape and Setting

7.20 The proposed development would result in the loss of an area of disused agricultural grazing land, which would obviously change the characteristics of the site and how it would be viewed from surrounding areas. A high level Landscape and Visual Appraisal has been submitted in support of the application and highlights that the site forms part of the Rugged Moorland Hills landscape type which covers much of the surrounding area. A residential development at this location would undoubtedly impact on the landscape by introducing an urban characteristic and the submitted appraisal acknowledges that there will be adverse landscape impacts both within the proposed development site and wider landscape context.

7.21 However, the site is adjacent to existing residential areas and the proposed development would not result in the introduction of buildings which would significantly transform the landscape, especially when viewed from any distance. The development would be likely to be viewed within the context of existing urban development on the settlement edge. As there will be adverse visual impacts on the landscape, these impacts could be further mitigated by amending the layout so that it is better integrated with the open space on site and improves the relationship with existing buildings to the north of the site. The layout proposed in the masterplan is not acceptable as discussed below.

Layout, Design and Appearance

7.22 A design and access statement has been submitted in support of the application which explains how the layout, contained within the submitted masterplan, relates to the surrounding area. Whilst it is explained in the supporting information that the development will provide a much needed housing which creates a new, vibrant and attractive destination which strengthens the suburban edge of Duntocher. However, it is considered that the proposed layout at this stage of the development process, as detailed in the masterplan, will not achieve this aim for the reasons set out below.

7.23 The indicative layout is dominated by a single long access and therefore prioritises the movement of motor vehicles before the needs of people. The use of a single long access and loop roads in the manner proposed within the masterplan fails to create a distinctive development and does not make the most of the opportunities presented by the site. The proposed layout affects the permeability of the development by reducing the consideration of walking and cycling and public transport first in preference to the private car. Therefore, the layout would need significant

revisions at the detailed planning stage to ensure that this imbalance is addressed.

- 7.24** The development also fails to take a green infrastructure first approach to the design of the site. The extensive landscaping presents an opportunity to create a distinctive development which integrates with the open space and reduces the overall impact of this development. However, the proposed layout at present does not adequately do this and would require to be revised to ensure that it meets with the design led integrated green infrastructure approach that Policy CP2 of LDP 2: Proposed Plan advocates.
- 7.25** Therefore in relation to the submitted masterplan, there are significant concerns about the layout of the overall development and, at this present time, it is considered that the proposed layout would not achieve nor accord with the aims of policies H4 and GD1 of the adopted local plan, SPP, Designing Streets, Council's Residential Design guide; policies DS1 and GN2 of LDP 1: Proposed Plan (2016); and Policies CP 1 and CP 2 of LDP 2: Proposed Plan (2018) without substantial revisions.

Landscaping and open space

- 7.26** Open space and landscaping would form a significant part of this development. There would be two main landscaped areas, with one area containing a SuDS pond. A further SuDS pond would be provided on land adjacent to the housing on Farm Road. The layout retains the existing trees covered by a Tree Preservation Order.
- 7.27** As detailed in paragraphs 7.22 to 7.25 above, it is considered that the proposed layout would need to be revised to accord with Part 3 of the Council's Our Green Network Guidance; the Council's Residential Design Guide; policies DS1 and GN2 of the LDP 1 (Proposed Plan) and Policies CP 1 and CP 2 of LDP 2 (Proposed Plan).

Transport and Connectivity Issues

- 7.28** It is proposed that all access to the development will be taken from a new access from Farm Road, which itself feeds onto Beeches Road and then onto Dumbarton Road (A810). These roads presently serve a sizeable residential area, and many of the objections received refer to existing traffic congestion and related issues on these roads. However, the application is accompanied by a Transport Assessment which concludes that Farm Road and the various road junctions concerned all have sufficient capacity to cope with the additional traffic from the development without giving rise to adverse road safety or traffic impacts. The Council's Roads Service accepts this position, and has no objection to the application on road capacity or road safety grounds but has other

requirements as detailed in paragraph 4.1 above that would require to be addressed at the detailed application stage.

- 7.29** The proposal includes provision of a footpath link to the open space adjacent to Craigielea Road. This road is a bus route and this link will improve links to public transport. Whilst the site is on the edge of the town and at the top of a hill, it is no further from local services than various other parts of Duntocher.

Drainage, Technical and Infrastructure Issues

- 7.30** The majority of the site is not at risk of flooding, but there are areas of the site, near both watercourses where SEPA recommend that development should avoid and no houses should be placed within areas identified as floodplain. Furthermore and due to its sloping nature of the site, there have been reports of surface water run-off into the surrounding area from neighbouring residents. A flood risk assessment has been submitted with the application, which states that there is little or no risk of flooding within the site. The development also proposes to create two attenuation ponds serving both parts of the site to address surface water run-off and SEPA have indicated no objection to the proposed development.

Natural and Built Heritage

- 7.31** An ecology assessment of the site found no evidence of European protected species on the site, although it is possible the site is used by deer, birds and other wildlife, the site is agricultural grazing land of limited habitat value. Proposed landscaping and open space areas would minimise the impact of the development on existing trees within the site. The landscaping and tree planting together with the adjacent agricultural land would provide a variety of habitats for different plant and animal species. Therefore there would be no adverse impact upon natural heritage.

- 7.32** The site is close to the route of the Antonine Wall, and West of Scotland Archaeology Service has advised that an archaeological watching brief should be implemented during construction if planning permission is granted.

School Capacity

- 7.33** Although the development will involve the construction of 99 houses, there is sufficient capacity in existing local schools to meet the anticipated demand for school places as advised by the Council's Education Service.

Pre-application consultation

- 7.34** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to submission of the application. One public consultation event was held at the West Park Hotel, Duntocher in August 2019. A statutory notice was published in the local press advertising the public event and the submission of the proposal of application notice. The applicant has submitted a pre-application consultation statement which indicates that 137 people attended the public event. 46 people completed feedback forms/provided email responses and these were not in support of the proposals. The main issues raised by the objectors related to traffic on Farm Road, capacity in local schools, loss of views, loss of greenbelt land, impacts on amenity, wildlife and landscape, capacity of infrastructure and water pressure. It was also noted that there was support for housing at this location due to the lack of housing choice within Duntocher.

Pre determination Hearing

- 7.35** Under the terms of Section 38A of the Town and Country Planning (Scotland) Act 1997 (as amended) applications for major development which would be significantly contrary to the development plan require a pre-determination hearing, whereby applicants and any persons who have made representations are given the opportunity to appear before and be heard by a Committee. This takes place at the Planning Committee, but as the application requires to be referred to and determined by the full Council, elected members who are not part of the Planning Committee have been invited to the Committee in order to observe the pre-determination hearing.

8. CONCLUSION

- 8.1** There is no requirement for additional land to be made available for housing within Clydebank and the preference is to direct new housing development to brownfield land. The application site forms part of the green belt to the north of Clydebank and is not identified as a suitable location for a housing development. The development is not in accordance with Clydeplan as no further sites are required to be allocated in order to fulfil the housing land supply target within West Dunbartonshire. The development is therefore contrary to policies GB1, RD1 and H2 of the adopted local plan, policies DS2 and BC1 of the Local Development Plan 1: Proposed Plan (2016) and policies GB1 and H1 of the Local Development Plan 2: Proposed Plan (2018).
- 8.2** Although this is an application for Planning Permission in Principle there are significant concerns about the proposed layout detailed in the submitted Masterplan. The layout of the site is dominated by a single access road which does not fully integrate with the existing landscape and

open space within the site. Without significant revisions to the masterplan to address these issues, it will not result in the creation of successful place and meet the design policies of all three development plans.

- 8.3** In order to address all the Council's concerns about the proposed layout, as expressed in Section 7 above, and to meet with the requirements of SPP, Designing Streets, the Council's Residential Design guidance, the Council's Our Green Network guidance, policies H4 and GD1 of the adopted local plan, policies DS1 and GN2 of the LDP 1 (Proposed Plan); and policies CP1, CP2 and CP3 of LDP 2 (Proposed Plan), the masterplan would need to be revised before submission of a detailed application.

9. REASONS FOR REFUSAL

- 1. There is no requirement for additional green belt land to be identified to meet the strategic housing requirement, and therefore the principle of residential development is contrary to Policies GB1 and H2 of the West Dunbartonshire Local Plan 2010, Policies DS2 and BC1 of West Dunbartonshire Local Development Plan 1 (Proposed Plan) and Policies GB1 and H1 of the West Dunbartonshire Local Development Plan 2 (Proposed Plan).**
- 2. The site is located within the green belt which is an inappropriate location for housing development and the proposal is therefore contrary to the vision, spatial strategy, and Policy 14 of Clydeplan, Policies RD1 and GB1 of the adopted West Dunbartonshire Local Plan 2010, Policy DS2 of the West Dunbartonshire Local Development Plan 1 (Proposed Plan) and Policy GB1 of the West Dunbartonshire Local Development Plan 2 (Proposed Plan).**
- 3. In principle, the proposed indicative masterplan conveys a general layout, which is considered to be unacceptable on design grounds, and is therefore contrary to policies GD1 and H4 of the Adopted Local Plan; policies DS1 and GN2 of the Local Development Plan 1 (Proposed Plan); and policies CP1 and CP2 of the Local Development Plan 2 (Proposed Plan).**
- 4. The development would significantly undermine and prejudice the Spatial Strategy of the emerging Local Development Plan 2, as the proposal does not re-use and redevelop brownfield land in preference to greenbelt land, and is therefore contrary to Scottish Planning Policy.**

Peter Hessett
Strategic Lead- Regulatory
Date: 22 January 2020

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

Appendix: 1. Location Plan

Background Papers:

1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010;
3. West Dunbartonshire Local Development Plan1 (Proposed Plan);
4. West Dunbartonshire Local Development Plan 2 (Proposed Plan);
5. Scottish Planning Policy;
6. Clydeplan;
7. Our Green Network Planning Guidance;
8. Residential Design Guidelines;
9. Consultation responses;
10. Letters of representation; and
11. DC17/282 Decision Notice

Wards affected: Ward 4 (Kilpatrick)

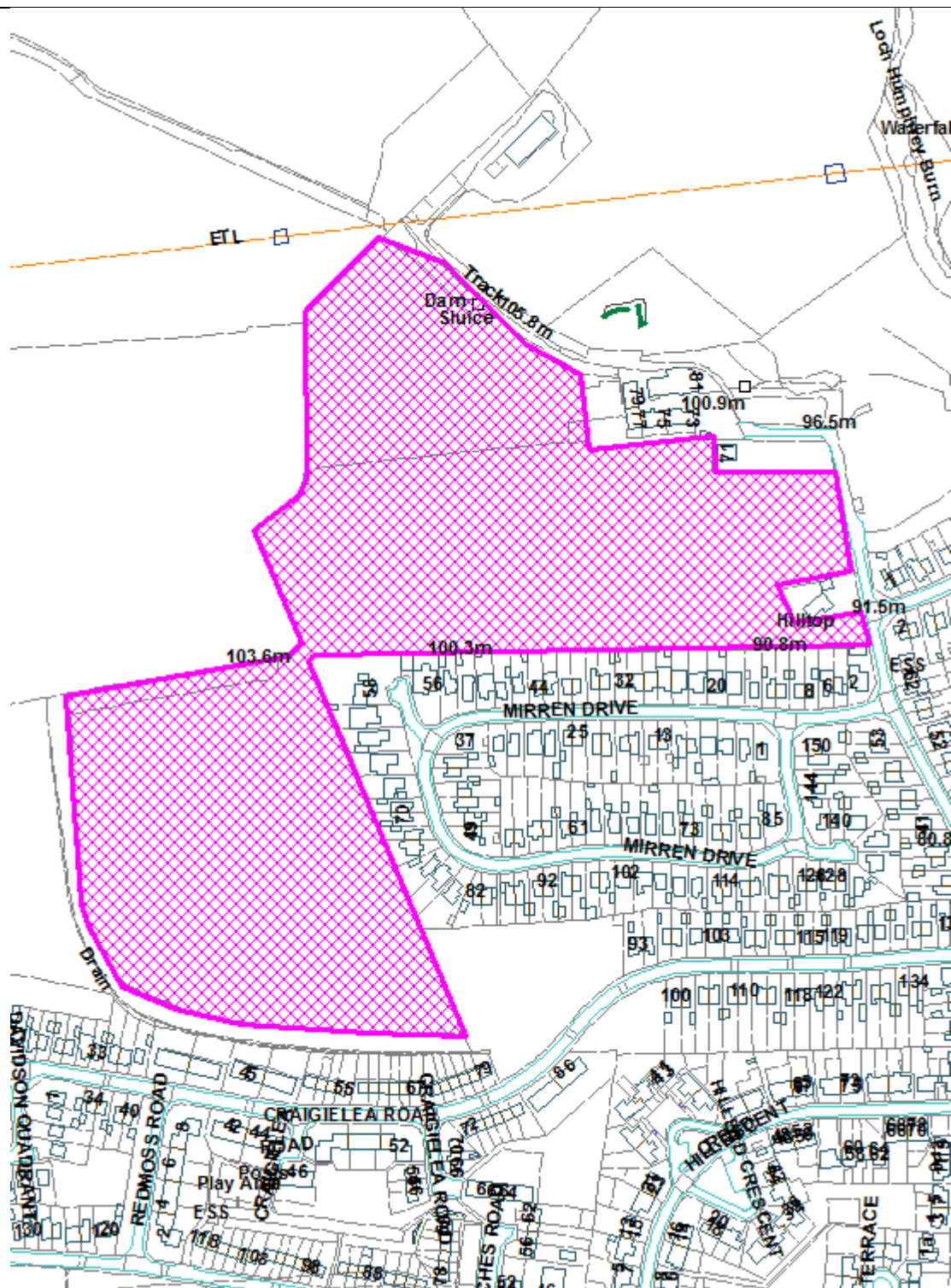
Map Register No: HQ632

Date: 8 January 2020

DC19/203

Erection of residential
development

Residential Development Site
Farm Road
Duntocher
Clydebank



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 22nd January 2020

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

1. REASON FOR REPORT

- 1.1** This application relates to a major development and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

- 3.1** The site is approximately 2.9 hectares and it is positioned on the south bank of the Forth and Clyde Canal within close proximity to Clydebank Town Centre. The site access is located at south western edge of Stanford Street at its junction with Cochno Street where the two merge.
- 3.2** The site was formerly occupied by RHI Refractories, however the buildings have since been demolished, leaving it a brownfield site. The site is enclosed by security fencing around its full perimeter, it is generally level and has an established tree belt along its northern boundary where it abuts the canal.
- 3.3** The area around the site is generally mixed use, with Clydebank Town Centre and main shopping areas located to the north and west of the development site. In terms of immediately neighbouring land, Whitecrook Primary School lies adjacent to the south west corner of the site, with the Clydebank Community Sports Hub occupying the remainder of the southern boundary. The rear private gardens of the residential properties on Braes Avenue share the eastern boundary. To the west is vacant and

undeveloped land which is subject to a separate planning application for residential use.

- 3.4** Permission is sought for the erection of 135 private homes with associated roads, infrastructure and open space. This includes 70 two storey houses and 65 flats of three and four storeys in height with a mix of 2, 3 and 4 bedroom properties. The flats adjacent to Stanford Street are 4 storey in height and gradually step down to 3 storey towards the canal and further within the site. The houses along the canal boundary are formed in terraced blocks contained in a series of courtyards with their gable ends offering an active frontage on the access road and canal side respectively. The southern boundary to the playing fields incorporates both terraced and detached houses which respond to and follow the off-set in the road geometry. The external material palette proposed for properties includes grey weathered facing brick and zinc cladding (main elevations), dry dash render walls (to rear and gables), slate grey concrete roof tiles and vertical proportioned upvc windows and doors which are grey in colour.
- 3.5** Parking is spread throughout the development site and is proposed either as part of courtyard arrangements at the end of residential blocks or dispersed as individual bays attributed to specific properties. The open space within the site is predominantly proposed in the form of a series of public realms areas. A series of connection points are also proposed to the canal towpath as part of the development and upgrades are proposed to the intersecting land in between to create additional amenity space within the site.
- 3.6** In support of the application, a Site Investigation Report, Design and Access Statement, Transport Assessment, Parking Statement, Flood Risk Assessment and Drainage Strategy and a Proposal of Application Notice Report have been provided.

4.0 CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service and Environmental Health Service have no objections subject to conditions and advisory notes.
- 4.2** SEPA, Scottish Water, Glasgow Airport and Historic Environment Scotland (HES) have no objections to the proposed development.
- 4.3** Scottish Canals have outlined their support for the development and the works proposed to the Forth and Clyde Canal.

5. REPRESENTATIONS

- 5.1 No representations have been received in response to this application.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Adopted Local Plan 2010

- 6.1 The site is identified under Policy LE1 as an 'Existing Business and Industry' site where there is a presumption in favour of industrial and business uses within this area. Where an alternative use is suggested, it requires to be considered against a number of criteria including its social and economic benefits, its impact on local infrastructure and whether consideration has been given to alternative sites. The proposal meets with the above criteria with the exception of site specific locational need. Although the proposal does not comply with all of the criteria of Policy LE1, the development would be considered as an acceptable departure from the Adopted Local Plan, as the industrial land supply will not be adversely affected by allowing this site to be developed for residential. This is considered further in Section 7 below.
- 6.2 Policy UR1 is equally relevant and 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 at this location is strongly supported by the local plan. Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.
- 6.3 Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated "Our Green Network" Guidance with the development meeting the minimum standards required. 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.
- 6.4 Policy R4 seeks to ensure that development near to and within the proximity of the canal is designed so that it is compatible either as a result of its introduction maintains or enhances its setting. Given the canal is a designated Scheduled Monument, Policy BE5 is also applicable with this policy seeking to protect such designations as part of any development affecting it and its setting. Scottish Canals and Historic Environment Scotland have no objections to the development and the development is considered to be compliant with these policies and enhances the setting of the Canal.

- 6.5** Policy T1 and T4 relates to the accessibility of new development and requires sites to integrate with walking, cycling, and public transport routes. Policy E1 relates to the biodiversity when considering the impacts of development and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. The proposal 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** Similar to the Adopted Local Plan, the site is identified as an existing industry and business use, however, unlike policy LE1, policy GE2 does offer additional flexibility and allows alternative uses to be considered subject to the proposal meeting with the criteria within the policy. The criteria within this policy is different from policy LE1 of the Adopted Plan, as it does not require a site specific locational need but requires the proposal to not have an adverse impact on the business and industrial supply, to not adversely impact on the existing uses within the area and that the proposal provides a positive contribution to the area. As a consequence of this, the proposal complies with the criteria of policy GE2 and will not adversely impact on the business and industrial supply within the area; will not adversely impact on existing uses and creates a new positive quality development, which contributes to the existing mixed use nature of the area. Also, policy BC4 supports the principle of residential development within existing residential locations, provided there is no adverse impact on neighbouring amenity or character of an area. It is considered that there will be no adverse impacts on either of these.
- 7.3** The consideration of policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential development, green network, transport, flooding and drainage and protected species and trees are similar to that of the Adopted Plan. DS7 requires any potential site contamination issues to be addressed and DS3 requires significant travel generating uses to be located within 400 metres of a public transport network. DS1 seeks to ensure a high design quality in housing and housing suitable for a mix of occupants rather than a specific demographic. Policy BH2 and GN7 relate

to the Scheduled Monument, built heritage and the Forth and Clyde Canal and are similar to those within the Adopted Plan (2010).

- 7.4** The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been taken account of in the proposed design and site layout.
- 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** The site is identified and allocated under Policy H2 as a housing opportunity site with an indicative capacity for 120 units. The proposed development of 135 private housing units is acceptable and the additional units can be comfortably accommodated on site.
- 7.7** 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). Policy WD1 is also directly applicable noting the sites proximity to the canal with this policy setting a requirement for developments to respond positively to watercourses and foster positive relationships.
- 7.8** Policy GI2, BE1, FCC1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the Adopted and Proposed Plan 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and Local Development Plan 1. Policies CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.
- 7.9** For applications referred to the Place and Design Panel, Policy CP4 is relevant requiring the outcomes to be taken into account and responded to by the applicant. Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transportation and policy and CON4 sets out a need for all developments to install sufficient broadband provisions. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 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 application site has been vacant for a number of years, since the former factory was demolished on site. The redevelopment of this brownfield site for residential purposes would contribute towards the regeneration of the surrounding area and would be consistent with the land use policies of LDP2 (2018). Whilst the site has been allocated for business and industrial uses in the Local Plan (2010) and the Proposed Plan 1 (2016), there are policies within these plans which allow alternative uses on this site subject to meeting certain stated criteria. Moreover, the policies LE1 and GE2 prioritise the regeneration of brownfield land and derelict sites and this preference is also echoed in Scottish Planning Policy (SPP). The use of this site for residential will not impact on the business and industry land supply.
- 7.11** The area in which the site is located is changing and it is evident that there has been a gradual movement away from a focus on industrial and commercial uses, which previously occupied such sites in this locality, to other uses such as residential. The neighbouring brownfield site, located immediately to the north west of this site previously formed part of the same factory complex as this site and it has planning permission for a large scale residential development and a recent application has been submitted to revise it. Furthermore, there is already existing residential in the immediate area.
- 7.12** Therefore, residential development is considered to be compatible noting the surrounding area and established land uses and that this type of development offers the best opportunity to activate the Forth and Clyde Canal to the north. Whilst the proposed land use of the development would constitute a departure from the specific criteria policy LE1 of the Adopted Local Plan (2010), cognisance has to be given to the fact that the adopted plan is over 9 years old. The changing nature of the site and aspirations for this area going forward are reflected in Proposed Plan 2 (2018) which identifies the application site as part of the housing land supply within Policy H2 and, in this regard, represents the Council's most up to date policy statement. On this basis, the principle of residential development on this site is considered to be acceptable.

Site Layout, Design and Appearance

- 7.13** The proposed development seeks to regenerate a brownfield site and by virtue of this would enhance the current environment and add vitality to the area. The area around the site whilst mixed use is predominantly

residential and it is considered that this proposal offers a compatible and complimentary development.

- 7.14** The mix of 2, 3 and 4 bedroom flatted blocks and two storey houses proposed are of a modern and contemporary design and the proposed materials which include a mix of facing brick, zinc and render for elevational treatments are considered to be of a high standard and generally suitable for the location. The layout whilst dense is wholly suitable for this urban site and it is felt that there is a proportionate distribution of flats and houses throughout the site with each form of housing specifically chosen and tailored to its location. The positioning of the flats which are contained around the entrance on the west of the site creates a sense of scale in keeping with the more urban form and befitting of this location. Dual frontage houses are proposed along the canal and access road with the gable designed to have a feature roof and brick detail to enhance the importance of this elevation and boundary. This will ensure that these properties offer an active relationship with the canal and this arrangement also offers an increased opportunity for overlooking along the canal to the east and west, increasing security and surveillance of this space.
- 7.15** The development has delivered the principles of a 'green infrastructure first' approach as advocated by policies CP2 and GI2 of LDP2 (2018). The open space areas are considered to be proportionate for this site and noting their locations, these are usable, well integrated and link with the canal to the north of the site as well as other areas within the development site. In particular, a relatively large scale public realm area is proposed on the western side of the site in between the flatted blocks. This location allows for the alignment of Stanford Street to be continued into the site and offering a visual link and physical public route leading directly to the canal and towpath generally enhancing connectivity. However, as the development falls short of providing the required open space on site, as required by policy GI2, a developer contribution is therefore required to be provided in order to meet with the provisions of policy GI4 with regard to the shortfall in open space provision. The applicant has paid this contribution upfront prior to the determination of the application.
- 7.16** The series of connection points and links proposed to the canal which run along the northern boundary will help to activate this feature, maximising opportunities for permeability. The layout proposes two primary connection points to the canal towpath at each end of the housing layout and in between these a series of secondary routes which connect to the canal. By extending the existing path network and forming direct connection to the canal towpath this links a new cycle network through the site to the existing National Cycle Network running east and west along the Forth and Clyde Canal.

- 7.17** The density, layout, materials and general appearance of the development are all considered to be acceptable. The proposal will create a well-designed development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the Adopted and Proposed Plans alongside the Residential Development Design Guidance.

Natural Heritage, Landscaping and Open Space

- 7.18** The habitat survey and assessment undertaken concludes that there are no significant ecological constraints for development and that noting the ground conditions on the site, the capacity for it to accommodate for wildlife is limited. Notwithstanding this, the assessment does make a number of recommendations in association with good practice the construction of development for otters and breeding birds and the adherence and fulfilment of these measures can be addressed by planning conditions.
- 7.19** The tree report includes a comprehensive assessment of all tree specimens with most of these located along the northern and eastern boundary respectively. Certain specimens on the northern and eastern boundary side will require to be removed, 17 in total but in almost every case these have been deemed to be of poor condition and of limited merit or value. Equally, it has also been demonstrated that these could not be retained in relation to the delivery and construction of development. No category A or high quality specimens are to be removed and a large proportion of the trees and section of hedgerow are to be retained. The retention and safeguarding of these trees and provision of new and replacement specimens can be secured through planning conditions.
- 7.20** Open space provision throughout the site is considered to be balanced between soft and hard landscaping with a series of public realm areas including most notably along the northern and western perimeters. The majority of the soft landscaping is focused on the northern boundary itself with an intention being to create a strong linear avenue and edge planting to complement and enhance the canal setting. The planting design will serve to reinforce the edge and character of the canal side and the applicant has confirmed that the existing trees along the cycle path to the north of the site which are to be retained will be bolstered and enhanced by additional planting with the desire to create a potential wildlife corridor on the edge of the development. Along the canal-side the planting is to

reflect the waterside location in terms of species which is viewed favourably. Otherwise, native landscaping is considered to be evenly distributed throughout the site and hard surfaced areas such as parking courts and longer sections of roads incorporate native tree and shrub planting to inject greenery where required.

- 7.21** Whilst it is important for this development and in particularly the waterfront facing properties interact with the canal effectively, blocks of tree and shrub planting have also been introduced in the intersecting land in between and utilised to soften the overall visual effect and manage the transition between the public canal towpath and the more semi-private feel of the residential area. The open space and landscaping provision proposed for the site is appropriate and will contribute to creating a strong sense of place and character.

Roads, Parking, Access and Permeability

- 7.22** The vehicular access to the site will be from the south west corner which is the same arrangement as the previous use. A central and primary route within the site is proposed and this will provide a number of feeder roads off it to access to all properties. This has been designed as to include an element of natural traffic calming through the use of appropriate road geometry. A number of raised junction tables are also included that will promote pedestrian priority, encourage traffic calming and a level kerb free surface finish for ease of access for all. The design offers a range of tactile surfaces and features to aid access and movement for disabled and visually impaired and dropped kerbs are proposed at all new footpaths within the development site to facilitate easier crossing. The road layout reflects the aspirations for the Scottish Government's policy statement on 'Designing Streets' and this is supported.
- 7.23** Parking is accommodated for either in curtilage or through a series of forecourts and the provision afforded is considered to be appropriate and proportionate for this site, particularly noting its urban character and the availability of nearby public transport options. Frequent buses go along Barn Street/East Barns Street, providing transport links to Glasgow City Centre and elsewhere throughout the Council area. Whitecrook and the surrounding area is also served by two local train stations, Clydebank to the west and Yoker to the east and it is considered the site would benefit from this. The Council's Roads Service have no objections to the proposals being put forward.
- 7.24** As previously outlined, the development also proposes new links to the canal towpath which will provide amenity opportunities and direct access for all walkers, cyclists and dog walkers, tapping into existing designated

cycling and walking routes. The layout, central access road and pedestrian links proposed would ensure that the development is convenient for pedestrians and vehicles alike.

Flood risk avoidance and SUDS

- 7.25** The Flood Risk Assessment submitted as part of this application concludes that the site is not at risk from fluvial or coastal flooding and that the risk of overland, groundwater and sewer flooding is low. The development will utilise the existing and redundant drainage infrastructure within the site for both foul and surface water drainage and connect to manholes on the western side boundary. To deliver this the eastern part of the site this area has to be raised above the existing levels by approximately 1 metre. A Sustainable Urban Drainage System (SUDS) is also proposed with attenuation provided by means of underground storage cells situated within private parking courts and areas of open space. As part of this a series of over ground swales are also included which will assist in drainage provision whilst at the same time introduce additional vegetation and greenery along the streets. Subject to the implementation of these measures outlined above, the proposal would comply with policies F1, F2, DS6 and ENV6 of the Adopted and Proposed Plans. Both SEPA and Scottish Water have no objections to these arrangements and the development as proposed.

Pre-application Consultation

- 7.26** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to the submission of the application. One public event was held and local Community Councils, MPs and Councillors were contacted about the proposal. A statutory notice was published in the local process advertising the public event and submission of the proposal of application notice. The applicant has submitted a pre-application consultation report which highlights that 17 people attended the event through the course of the day. Issues raised predominantly centred around access and traffic congestion and the introduction of significantly more cars to the area. It is considered that these matters have been addressed as part of the application and the design reflects these concerns.

Place and Design Panel

- 7.27** In May 2019, the proposed development was presented to the Place & Design Panel. The Panel felt that this was generally a positive

development for a former brownfield and edge of town centre site and that it posed a great opportunity to improve connectivity and integration of the site to the canal towpath to the north. The Panel commended the extensive site analysis undertaken and welcomed the series of viability layouts provided by the applicant as part of the process.

- 7.28** The Panel raised a number of comments relating to the scale and density of the scheme and felt that the site should focus on an increased density noting its close proximity to the town centre and the established residential street patterns in the locality. The Panel also felt that it was crucial that the housing on the northern side had an active gable end fronting the canal and private gardens against the playing field boundary to the south to mitigate against noise and flood lighting. The observations of the Panel have influenced the final design of the development and the application is considered to be compliant with Policy CP4 on this basis.

8. CONCLUSION

- 8.1** The locality of Stanford Street is evolving and the redevelopment of this derelict and vacant brownfield site for residential purposes would assist in the further regeneration of this area of Clydebank. Whilst the principle of residential development on this site is not fully supported by policy LE1 of Adopted Plan (2010), it is compliant with LDP 1: Proposed Plan (2016) and LDP 2: Proposed Plan (2018) and that a departure from policy LE1 can be justified in this instance.
- 8.2** The proposals have been subject to extensive discussions which have resulted in a high quality residential development which has a strong integration of usable amenity space and which places an emphasis on connectivity including the activation and integration of the Forth and Clyde Canal as part of the development. The layout, design and materials of the development are all considered acceptable and will bring new housing and activity to this part of Clydebank.

9. CONDITIONS

1. Exact details, specifications and samples of all proposed external materials for the buildings shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site. This shall include details of all materials and finishes as scheduled in Section 8.5 of the approved 'Design and Access Statement' (Dated August 2019). Thereafter, the development shall be completed in accordance with the approved material details.

2. Prior to the brickwork associated with any housing unit/property being constructed or installed on site, a sample panel of all brickwork shall be constructed on site in order to determine the appropriate brick and colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
3. Prior to the commencement of development on site, full details of all hard surfaces, paths, walls and fences shall be submitted for the approval of the Planning Authority. This shall include details for all footpaths and path networks within the site as well as the surfacing and finishes for all public realm and open space areas. Thereafter, these shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.
4. Prior to the commencement of development on site, details of the design and location of cycle storage provision for houses/flats, street furniture (including bin stores) and lighting, shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority.
5. Prior to the commencement of development on site, details of measures to protect the trees and hedgerows located within and adjacent to the site (including those forming part of the tree belt to the northern site boundary) as outlined to be retained in the approved 'Tree Survey and Arboricultural Constraints Report' (Dated July 2019) shall be submitted for the written approval of the Planning Authority. The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
6. Prior to the commencement of development on site, a detailed soft landscape scheme shall be submitted to and approved in writing by the Planning Authority. These details shall include a full planting schedule and maintenance arrangements. Once approved, this shall be implemented no later than the next appropriate planting season or after occupation of the 50th property. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details unless otherwise agreed in writing by the Planning Authority.

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

12. No housing unit/property shall be occupied until the vehicle parking spaces associated with that house unit have been provided within the site in accordance with approved plan 'Site Plan (Drawing No. AL(0)03 Rev A)'. The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
13. Further to condition 12 and unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development with the site, details of the location and design of an electric charging point(s)/unit(s) to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging point(s)/unit(s) and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained as such thereafter.
14. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
- a) A detailed site investigation identifying the extent, scale and nature of the contamination on the site (irrespective of whether this contamination originates on the site).
 - b) An assessment of the potential risks (where applicable) to:
 - Human health
 - Property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Groundwater and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
15. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation

objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

16. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of remediation works and prior to any dwellinghouse being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
17. If required, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed by the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.
18. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
19. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of

the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.

20. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

21. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of and take into account the following:

- The impact of the piling on surrounding properties.
- Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

This statement as submitted shall be prepared by a suitably qualified person and shall take into account the guidance contained in BS6472:1984 'Evaluation of Human Response to Vibration of Buildings'. The piling works shall thereafter be carried out in accordance with the approved method statement until they are completed on site.

22. No development shall take place on site until such a time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from all nearby industrial/commercial/recreational grounds. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme.

23. Further to condition 22 above and prior to the commencement of any development on site, a report (prepared by an independent suitably qualified person/consultant) which demonstrates compliance and

validation of the measures outlined in the approved noise impact assessment shall be submitted to and approved in writing by the Planning Authority. In particular, this report shall demonstrate that any projections detailed within the noise attenuation scheme as part of the noise impact assessment are reliable and accurate. The measurements shall be carried out in accordance with BS4142:2014: "Methods of rating and assessing industrial and commercial sound" (with respect to current best practice).

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

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

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

25. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.

26. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.

27. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and

at no other time, unless otherwise agreed in writing by the Planning Authority:

- Mondays to Fridays : 0800 – 1800
- Saturdays: 0800 – 1300
- Sundays and public holidays: No Working

28. Prior to the commencement of development on site, full details of all soft and water landscaping works shall be submitted to and approved in writing by the Planning Authority. These details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'.

These details shall include:

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

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

29. Prior to the occupation of the first housing unit/property within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.

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

31. Prior to the occupation of the first housing unit/property within the site, the works required to form the emergency vehicular access for the development shall be implemented and constructed in full in accordance with the approved details. Thereafter and once constructed, the

emergency vehicular access shall be made available for unrestricted use at all times and shall be maintained as such within the site for the lifetime of the development.

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

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

Appendix: Location Plan

Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan;
5. West Dunbartonshire Local Development Plan 2 Proposed Plan.
6. 'Our Green Network' Guidance
7. Residential Design Guidance
8. Scottish Planning Policy (SPP)

Wards affected: Ward 6 – Clydebank Waterfront

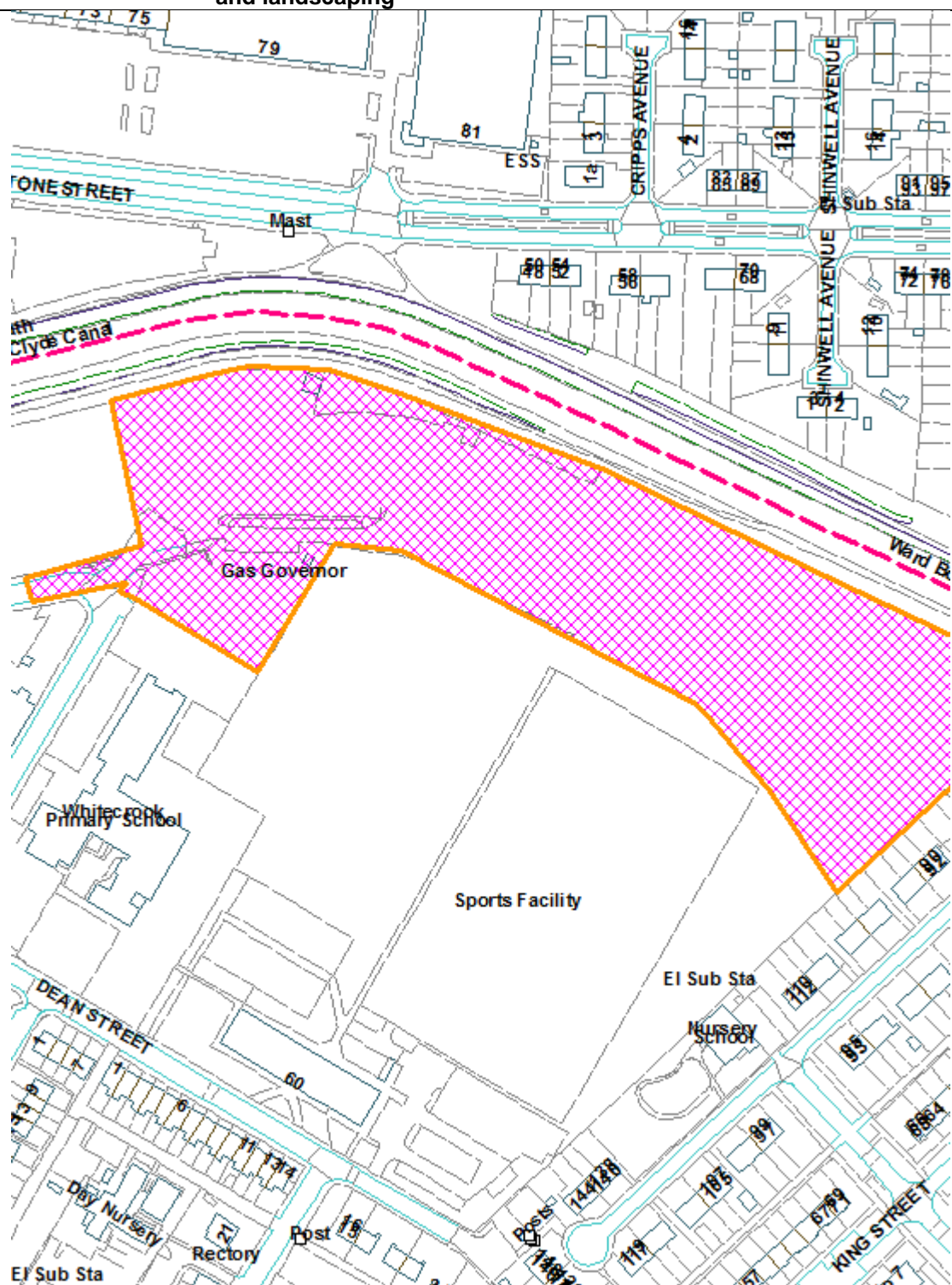
Map Register No: HQ634

Date: 8 January 2020

DC19/186

Residential development
comprising 70, two storey
terraced, semi-detached
and detached houses with
65 two bedroom flats over
three & four storeys with
associated roads, parking
and landscaping

Development Site
Stanford Street
Clydebank



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

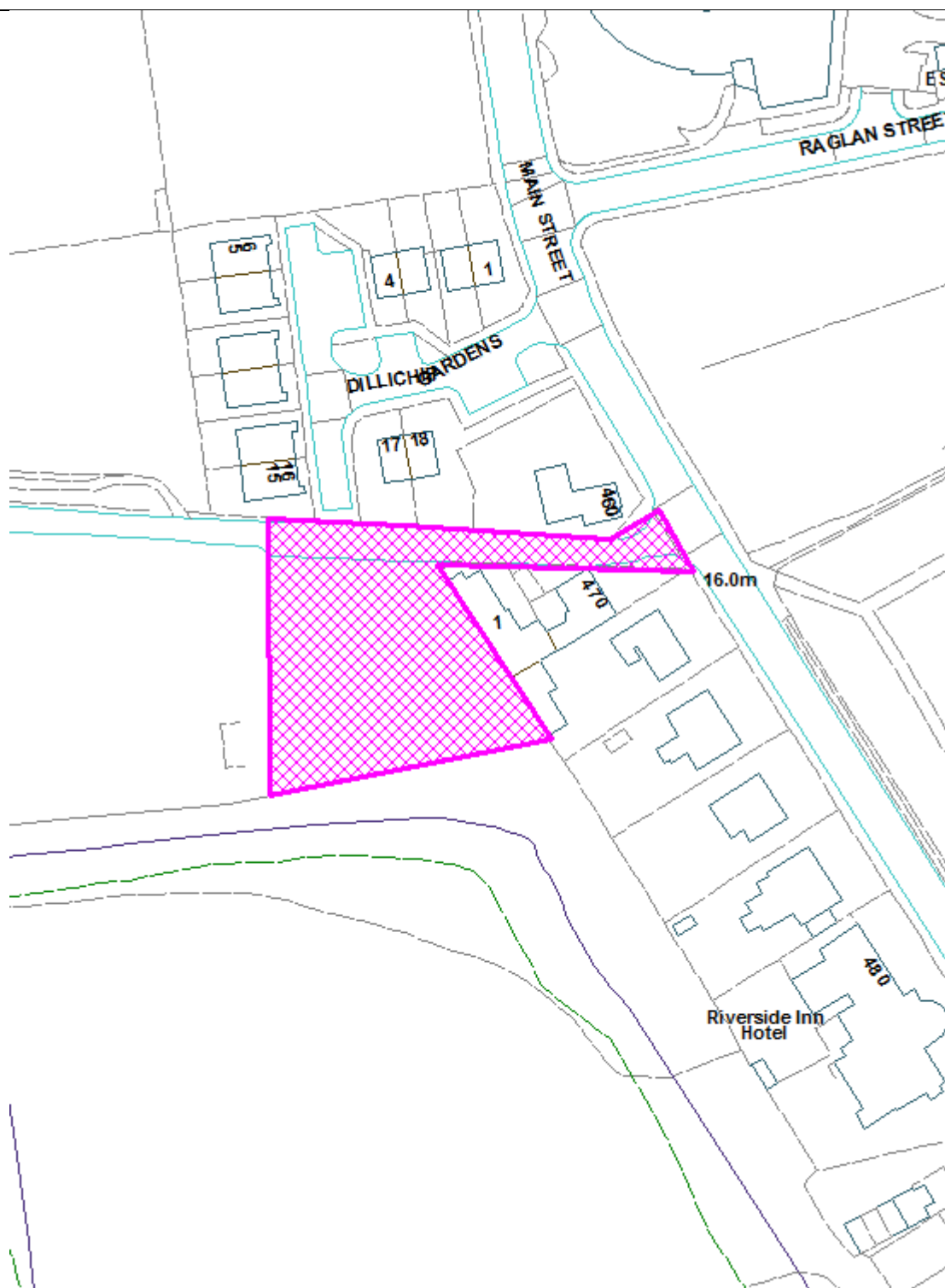
Wards affected: Ward 2 (Leven)

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: 22nd January 2020

Subject: Name for a new community park the former St Eunan's Primary School site in Clydebank.

1. Purpose

- 1.1** To allocate a new name to a community park on the former St Eunan's Primary School site in Clydebank.

2. Recommendations

- 2.1** It is recommended that Melfort Park is approved as a new name for the community park.

3. Background

- 3.1** Planning consent for a new community park was granted in March 2018. The idea of a community park emerged during a consultation event with a local community which was held in June 2016. The final design was developed in 2017, following further engagement with the community. The community park will include new biodiversity areas and raised bed allotments, outdoor exercise equipment and play areas for children, as well as outdoor education areas. The community park will also have pathways to provide accessible connections for pedestrians and cyclists between the town centre to the south and residential areas to the north of the site. It is intended that the site will become an important and valued community asset. The community park is currently under construction and will be completed in early 2020. It is appropriate that this new community park should have a name.

4. Main Issues

- 4.1** During the consultation events with local residents, attendees were asked to provide suggestions for a new name for the green space. In total 15 unique name suggestions were received. Of those, 4 names were shortlisted as most appropriate by council officers and in keeping with the character, location and history of the place. The following are the shortlisted names:

- Melfort Park
- St Eunan's Park
- Titan Community Park
- Primary Park

- 4.2** There will be 6 access points to the community park: one entrance from Montrose Street to the South, one entrance from Cambridge Ave to the West and 3 entrances from Melfort Avenue to the North. The new community park also is adjacent to the existing Dalmuir Cemetery. Following consultation with local community groups which is detailed in Section 9 below there was overwhelming support from the community for the new community park to be named Melfort Park.

5. People Implications

- 5.1** There are no people implications.

6. Financial and Procurement 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** There is no statutory requirement for a consultation on a new name for a community park; however it was important the community was consulted on the proposed four names. The approach outlined in the approved street naming policy was adopted. The elected members for Wards 5 and 6, the Convener of the Infrastructure, Regeneration and Economic Development Committee, Linnvale and Drumry Community Council, Melfort Avenue Sheltered Housing Complex and, North and South Drumry Tenants and Residents Association were all consulted on the four shortlisted names.
- 9.2** Comments received from Linnvale and Drumry Community Council, Melfort Avenue Sheltered Housing Complex and, North and South Drumry Tenants and Residents Association were overwhelmingly supportive of Melfort Park being a new name for the community park. In their view naming the community park St Eunan's Park could be confusing, as the new St Eunan's Primary School is located some 600m to the north. The other two proposed names, Primary Park and Titan View Park did not receive any support from the community.

9.3 Three elected members supported the name of St Eunan's Park with one elected member supporting Melfort Park and one supporting Titan Community Park.

10. Strategic Assessment

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

Peter Hissett
Strategic Lead - Regulatory
Date: 20th January 2020

Person to Contact:

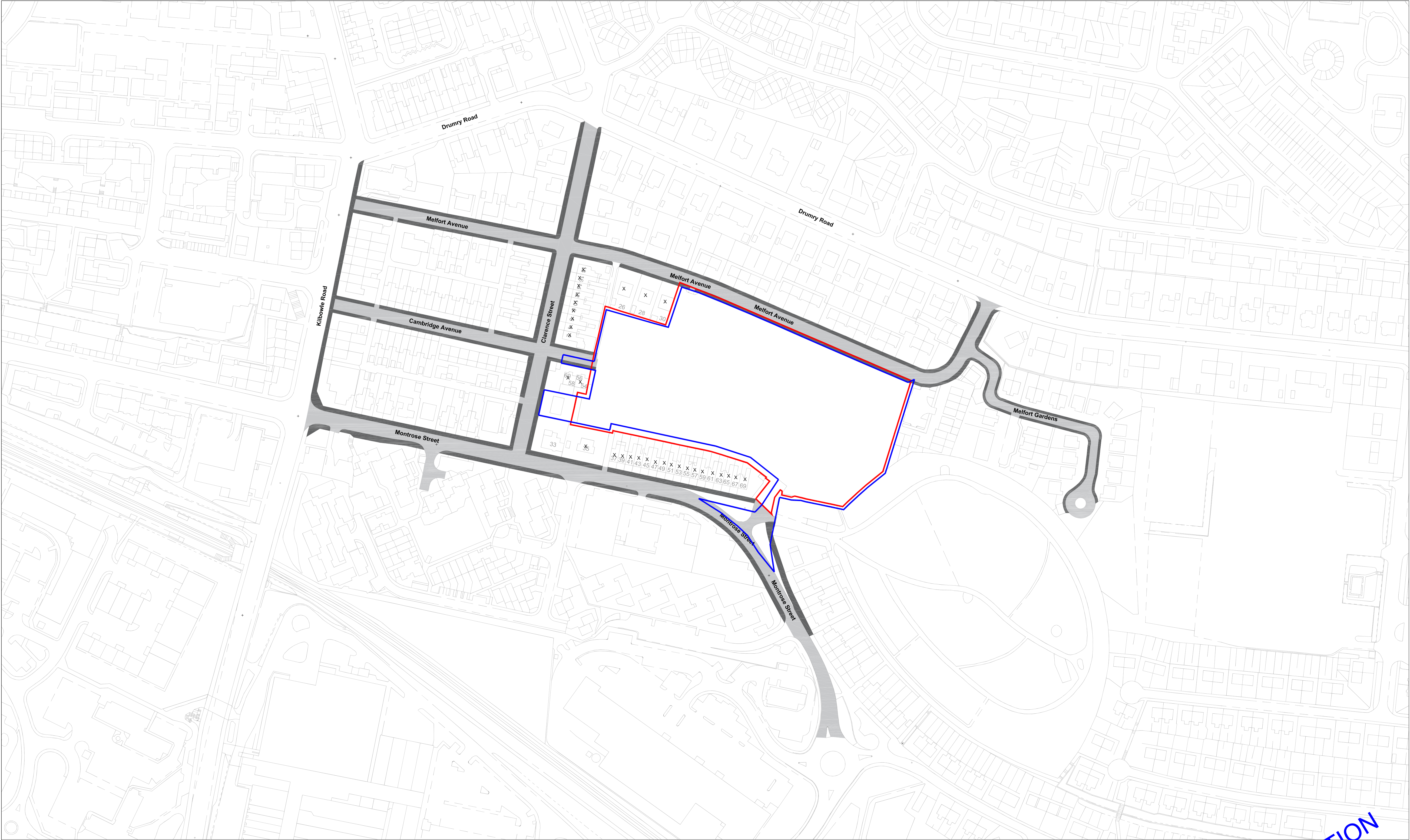
Pamela Clifford, Planning & Building Standards Manager,
Email: Pamela.Clifford@west-dunbarton.gov.uk

Michael McGuinness, Economic Development Manager,
Email: Michael.McGuinness@west-dunbarton.gov.uk


Appendices: Location Plan
New community park plan

Background Papers: Street Naming and Numbering policy

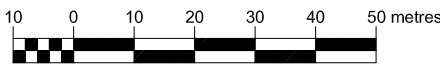
Wards Affected: Ward 5



Legend:

-  Application Boundary
-  Land Owned by Applicant (WDC)
-  Adopted Road/Footways
-  Owners notified by hand delivery

OS GRID REF: 250171E, 670961N



Date 19/12/17	Revision Planning Application	No. A	Initials US
Date 08/01/18	Revision Blue line corrected	No. B	Initials US
Date	Revision	No.	Initials
Date	Revision	No.	Initials

North Point
↑

Drawn
DGM

Checked by
CG

Date
15.09.17

Scale
1:1250

Original
A1

Project
St. Eunan's
Community Greenspace

Client
Robertson Construction

Title
Location Plan

Original
A1

Environmentalfarrar
Environmental Planners
Civil Engineers
Landscape Architects
Graphic Design

52 Grovehead Business Centre
Strathclyde Business Park (Bell's Hill), M4 & A90
Tel: 01698 747266 Fax: 01698 745395
bellshill@environmentalfarrar.com

offices also in EDINBURGH & MANCHESTER

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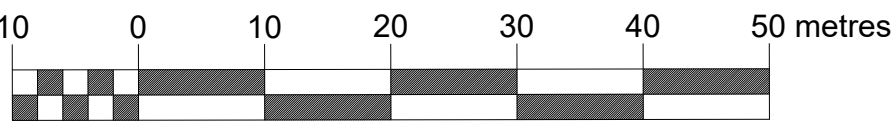
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Page 68



- Key:**
- P1: Parking/ vehicular surfaces (HRA)
 - P2.1: Principle paths (3m wide HRA with red chips,lit)
 - P2.2: Secondary paths (2m wide HRA with red chips)
 - P2.3: Feature paving (Permeable block paving,charcoal/ natural)
 - P2.4: Community garden paths (slab paving)
 - P5: Precast concrete steps with inlaid nosing and handrail
 - P6: Tactile paving (buff corduroy)
 - E2: Reclaimed stone edging
 - Tree planting (native species)
 - Raised beds - seeded with temporary crop
 - Screen planting - native shrubs
 - Hedge planting
 - Low shrub / herbaceous planting
 - Mown grass
 - Wildflower grass meadow
 - Orchid wildflower meadow
 - Features - natural play elements, sculptural elements, outdoor gym equipment
 - Stainless Steel Cycle Hoop

- Low walling
- Timber seating
- Existing tress to be retained
- Weldmesh fencing (1.8m high)



ST. EUNAN'S

COMMUNITY GREENSPACE