

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 1 November 2006 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Dennis Brogan, Douglas McAllister, Linda McColl, Marie McNair and Connie O'Sullivan.

Attending: Irving Hodgson, Head of Regeneration Services; Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor; Steve Marshall, Section Head – Forward Planning and Regeneration; Keith Bathgate; Planning Officer; and Fiona Anderson, Administrative Assistant – Legal and Administrative Services.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Committee held on 4 October 2006 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of a Visitation carried out on 3 October 2006, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

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

The Convener, Councillor McAllister, reminded the Committee that, at the September Meeting of the Planning Committee, Provost Macdonald had declared a non-financial interest in the following item of business and had left the meeting while the application was considered.

The Committee was also reminded that only Councillors Agnew, McColl and McNair who had participated in the consideration of the application at the September meeting could again participate in any debate or decision.

Note: Provost Macdonald left the meeting while the application was considered.

Continued Application

(a) DC06/077 – Mixed use development comprising new adult centre, children’s therapy centre and residential development (outline) at Auchentoshan Estate, Clydebank

The Planning Services Manager was heard in relation to:-

- (a) the full consultation which had taken place with Parkhall and North Kilbowie Community Council;
- (b) a further letter which had been received from Parkhall and North Kilbowie Community Council; and
- (c) a further letter which had been received from Clydebelt reaffirming their objections and concerns expressed at the September Meeting of the Planning Committee.

The Head of Regeneration Services, the Planning Services Manager and the Section Head, Forward Planning and Regeneration, were heard in further explanation and in response to Members’ questions.

Following discussion the Committee agreed that consideration be continued to the December meeting of the Planning Committee in order that all Members of the Committee may participate in a fresh hearing and determination of the application.

Note: At this point, Provost Macdonald returned to the meeting.

New Applications

(b) DC06/239 – Erection of residential development comprising 36 flats and 13 houses at Dean Street/Cochno Street, Clydebank

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

Having heard the Convener, Councillor McAllister, the Committee agreed to hear representation from Councillor Casey, the local Elected Member for the area in question, who made her views on the application known.

The Convener, Councillor McAllister, also invited Mr. Tom Dick on behalf of the Barns and Richmond Street Residents Association, objectors to the application, to address the Committee and he made their views on the application known.

The Planning Services Manager was heard in further elaboration and in response to Members' questions.

After discussion and having heard the Convener, Councillor Agnew, seconded by Councillor McColl, moved:-

To accept the officer's recommendation to grant planning permission subject to the conditions detailed in the Director's report and subject to the retention of the ironwork gates adjacent to the Cochno Street tenement flats.

As an amendment, Councillor Brogan, seconded by Provost Macdonald, moved:-

To continue consideration of the application to allow further consultation to take place between the applicant and current residents of Cochno Street/Dean Street regarding the possibility of reducing the height of the proposed tenemental property.

On a vote being taken, two Members voted for the amendment and five for the motion. The motion was accordingly declared carried.

Details of the conditions attached to this permission are contained in Appendix 2 hereto.

(c) DC06/255 – External alterations to building to install roller shutter doors, removal of lean-to extension at front and formation of wash bay and vehicle inspection pit to rear, infilling and culverting part of Mill Lade (retrospective) at Thistle Works, Dalquhurn Estate, Renton

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

The Convener, Councillor McAllister, invited Mrs. Helen Graham an objector to the application, to address the Committee and she made her views on the application known.

The Convener invited Bob Hay of Hay, Lough, Davis, agents for the applicant, to address the Committee in support of the application.

Having heard the Planning Services Manager and after discussion, the Committee agreed that planning permission be granted subject to the condition specified in the report, details of which are contained in Appendix 2 hereto.

APPEAL NOTIFICATION: LYN-ARD, SMOLLET STREET, ALEXANDRIA

A report was submitted by the Director of Housing, Regeneration and Environmental Services informing of the submission of a planning appeal.

The Committee agreed to note that an appeal against the refusal of planning permission under delegated powers for the subdivision of an existing residential plot and the erection of a dwellinghouse (outline) at Lyn-Ard, Smollett Street, Alexandria had been received and would be dealt with by way of written submissions and a site visit by a Reporter.

The meeting closed at 11.01 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 3 OCTOBER 2006

Present: Councillors Douglas McAllister, Denis Agnew and Marie McNair.

Attending: Alasdair Gregor, Planning Services Manager; and Fiona Anderson, Administrative Assistant - Legal and Administrative Services.

Apologies: Provost Alistair Macdonald and Councillors Linda McColl and Connie O'Sullivan.

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

DC06-246 – Erection of 14.7m high telecommunications monopole and installation of two equipment cabinets at Dumbarton Road, Old Kilpatrick.

APPENDIX 2

APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 1 NOVEMBER 2006

DC06-239 – Erection of residential development comprising 36 flats and 13 houses at Dean Street/Cochno Street, Clydebank

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Notwithstanding the details shown on the approved plan, development shall not commence until such time as amended elevations for the front corner of the flats adjacent to the new access (marked in green on the approved plans) have been submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services. Development shall be carried out in accordance with these approved amended plans.
3. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services prior to any development commencing.
4. No dwelling shall be occupied until such time as all roads, footpaths and car parking spaces serving that unit have been completed to base course level, and the final five units shall not be occupied until such time as all roads, footpaths and parking spaces have been completed to their finished specification to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
5. Prior to development commencing, details of additional traffic calming measures on Cochno Street and Dean Street shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services. The approved traffic calming shall be implemented to the satisfaction of the Director of Housing, Regeneration and Environmental Services prior to the final five dwellings being occupied.
6. Surface water disposal shall be by way of a Sustainable Urban Drainage System (SUDS), the details of which shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services prior to any development commencing.
7. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Housing, Regeneration and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting)

of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-

- (a) completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services; and
 - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Housing, Regeneration and Environmental Services are dying, being severely damaged or becoming seriously diseased within a period of three years of planting, shall be replaced by trees or shrubs or similar size and species to those originally required to be planted.
8. The landscaping scheme referred to in Condition 7 above shall comply with the guidance contained in the Civil Aviation Authority's 'Advice Note 3: Potential Bird Hazards from Amenity Landscaping and Building Design'.
9. Full details of any exterior lighting to be provided as part of the development or during its construction shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services prior to any development commencing. Such lighting shall comply with the Civil Aviation Authority's 'Advice Note 2: Lighting near Aerodromes'.
10. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the Director of Housing, Regeneration and Environmental Services, shall be carried out only between the hours of 0800 and 1800 Monday to Saturday, and not at all on Sundays or Public Holidays, unless otherwise agreed in writing with the Director of Housing, Regeneration and Environmental Services.
11. During all demolition and construction works the plant and machinery shall be used in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002, and all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
12. Prior to any piling work taking place, a competent person must first carry out an assessment, the findings of which shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services. Account must be taken of the guidance in BS6472: 1984 Evaluation of Human Responses to Vibration in Buildings.

13. Prior to development commencing, the contaminated land remediation measures and arrangements for the removal of the existing underground storage tanks proposed in the report 'Supplementary Site Investigation: WSP Buildings and Clydebank Co-operative Society Limited, July 2006' shall be implemented to the satisfaction of the Director of Housing, Regeneration and Environmental Services.

DC06-255 – External alterations to building to install roller shutter doors, removal of lean-to extension at front and formation of wash bay and vehicle inspection pit to rear, infilling and culverting part of Mill Lade (retrospective) at Thistle Works, Dalquhurn Estate, Renton

Retrospective permission GRANTED subject to the following condition:-

1. At the end of the occupation of the site by McColls Coaches the vehicle inspection pit and wash bay in the rear yard shall be removed and the ground restored to its former condition to the satisfaction of the Director of Housing, Regeneration and Environmental Services.