

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 4 February 2004 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Jack Duffy, Linda McColl, Duncan McDonald, Connie O'Sullivan and Raymond Young.

Attending: Alasdair Gregor, Planning and Development Manager; Nigel Ettles, Principal Solicitor; Kevin Neeson, Section Head, Planning and Building Control; Steve Marshall, Team Leader, Forward Planning and Regeneration; and Shona Barton, Administrative Assistant.

Apology: An apology for absence was intimated on behalf of Councillor Dennis Brogan.

Councillor Jack Duffy in the Chair

MINUTES OF PREVIOUS MEETING

1754 The Minutes of Meeting of the Committee held on 7 January 2004 were submitted and approved as a correct record.

NOTE OF VISITATION

1755 A Note of Visitation carried out on 6 January 2004, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

1756 Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

Continued Application

(a) DC03/269 – Erection of two single storey dwellinghouses at Gentle Row, Duntocher

1757 Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor Duffy, explained the procedure which the Committee would follow when dealing with this application. After hearing the Planning and Development Manager, Mr Gerry Kane, representing the objectors to the application, was invited to come

forward and was heard in support of the objections to the application. The applicant's representative, Mr John Bowie, was then invited to address the Committee and spoke in support of the application. Mr Bowie then answered questions from Members.

1758 After discussion, the Committee agreed that the application be refused, contrary to the recommendation of the Director, on the grounds that the proposal would have a detrimental effect on road safety.

New Applications

(b) DC03/028 – Outline permission for six houses at 15 Hillcrest Avenue and land to its rear, Hardgate, Clydebank

1759 After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed that the application be refused for the reasons specified in the Director's report, details of which are contained in Appendix 2 hereto.

(c) DC03/311 – Change of Use of Industrial Unit (Class 5) to Sports Hall (Class 11) at Units 7 & 8 Block 2, Vale of Leven Industrial Estate

1760 It was noted that the applicant and his representative Mr Bryce Boyd were in attendance and had requested permission to address the Committee. The Convener, Councillor Duffy, then invited the applicant's representative, Mr Boyd, to address the Committee and he spoke in support of the application.

1761 After discussion and having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) that the application be granted, contrary to the recommendation of the Director, subject to appropriate conditions to be specified by the Director; and
- (2) that in terms of the Class 11 consent, the consent would be subject to a condition being attached which would restrict the use to a Sports Hall only.

1762 Provost Macdonald raised a point in relation to applications for Change of Use and expressed concern that applicants had not in all cases implemented the proposed Change of Use following the granting of Change of Use consent. The Committee noted the concern expressed.

(d) DC03/369 – Part change of use of office to form a therapy/treatment room (renewal of DC02/248) at 8 Miller Street, Clydebank

1763 After discussion and having heard from the Planning and Development Manager in answer to Members' questions, the Committee agreed to grant planning permission, subject to the condition specified in the Director's report, details of which are contained in Appendix 2 hereto.

PREPARATION OF COUNCIL WIDE LOCAL PLAN

1764 A report was submitted by the Director of Economic, Planning and Environmental Services setting out a strategy for the Council's Local Plans and seeking authority to prepare a single Local Plan covering all of West Dunbartonshire.

1765 After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed:-

- (1) that a single Local Plan be prepared for West Dunbartonshire excluding the National Park area;
- (2) that following the adoption of the Clydebank Local Plan, formal proceedings for preparing a West Dunbartonshire Local Plan would be advertised;
- (3) that a Consultative Draft Local Plan would be prepared and this would be reported to a future meeting of this Committee for consideration;
- (4) to approve the timetable as set out in Appendix A to the report which would form the basis of the work programme for preparing the Consultative Draft, West Dunbartonshire Local Plan; and
- (5) to note the anticipated timetable for the preparation of a Finalised West Dunbartonshire Local Plan.

DEVELOPMENT PLAN CHARTER

1766 A report was submitted by the Director of Economic, Planning and Environmental Services seeking approval for a Development Plan Charter for West Dunbartonshire.

1767 Having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the Development Plan Charter for West Dunbartonshire, on the basis outlined in Appendix A to the report; and

- (2) that the Charter be published and that authority be delegated to officers to make any necessary minor modifications considered appropriate.

**CONSULTATION ON STRATEGIC ENVIRONMENTAL
ASSESSMENT LEGISLATION**

1768 A report was submitted by the Director of Economic, Planning and Environmental Services informing of the Consultation on the Proposed Legislation to introduce Strategic Environmental Assessment in Scotland and recommending the Council's formal response to the Scottish Executive thereon.

1769 Having heard the Planning and Development Manager in further explanation, the Committee agreed:-

- (1) that the content of the report on the Scottish Executive document "Strategic Environmental Assessment – A Consultation on Proposed Legislative Measures to Introduce Strategic Environmental Assessment in Scotland" be noted; and
- (2) that the Director's report and the associated Appendices would form the Council's formal response to the Scottish Executive on the consultation document.

**PLANNING APPEALS – 26-30 GLASGOW ROAD, CLYDEBANK;
BRAIDFIELD FARM, HARDGATE; JOHN KNOX STREET,
WHITECROOK; 92 BARNHILL ROAD, DUMBARTON**

1770 A report was submitted by the Director of Economic, Planning and Environmental Services:-

- (a) advising of the decision of the Scottish Executive Inquiry Reporters Unit in respect of:-
- (i) an appeal against the refusal, under delegated powers, of planning permission for an illuminated wall mounted advertisement at 26-30 Glasgow Road, Clydebank; and
- (ii) an appeal against the refusal of planning permission for the erection of a telecommunications mast and antenna and 2 transmission dishes and ancillary equipment at Braidfield Farm, Hardgate, Clydebank
- (b) informing of the notification of appeals to the Scottish Executive Inquiry Reporters Unit in respect of:-
- (i) the refusal, under delegated powers, of planning permission for the erection of a telecommunications monopole, equipment

cabin and ancillary equipment at John Knox Street, Clydebank;
and

- (ii) the refusal, under delegated powers, of planning permission for the erection of a 1½ storey extension to the rear of 92 Barnhill Road, Dumbarton

1771 After discussion and having heard the Planning and Development Manager and the Section Head, Planning and Building Control in answer to Members' questions, the Committee agreed:-

- (1) to note that the appeals listed at (a)(i) and (ii) above had been dismissed;
- (2) to note that the appeals detailed at (b)(i) and (ii) above would be dealt with by way of written submissions; and
- (3) otherwise to note the contents of the report.

1772 It was also noted in relation to the Braidfield Farm appeal, that a temporary telecommunications mast had been erected on the site. After discussion, the Committee agreed to authorise enforcement action for the removal of the equipment.

**NOTIFICATION OF APPEAL IN RELATION TO LAND AT
FAIFLEY ROAD, HARDGATE, CLYDEBANK
BY TESCO STORES LIMITED**

1773 A report was submitted by the Director of Economic, Planning and Environmental Services informing of an appeal which had been submitted to the Scottish Executive Inquiry Reporters Unit in relation to the erection of a Foodstore at Faifley Road, Hardgate, Clydebank by Tesco Stores Limited.

1774 After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed:-

- (1) that the proposed development was unacceptable at this location and could not therefore be supported;
- (2) that appropriate officers be authorised to participate as a principal party in the Public Inquiry and to oppose the granting of planning permission for the development as proposed; and
- (3) that the appointment of Planning Consultants and Queen's Counsel be authorised, if deemed necessary, in order that Council officers could be supported in the Public Inquiry process.

STREET RENAMING – RAPLOCH CRESCENT, FAIFLEY, CLYDEBANK

- 1775 A report was submitted by the Director of Economic, Planning and Environmental Services requesting that consideration be given to the re-naming of Raploch Crescent, Faifley, Clydebank.
- 1776 Having heard the Planning and Development Manager in further explanation the Committee agreed:-
- (1) to note that the proposal to change the street name from Raploch Crescent would be advertised; and
 - (2) that the redeveloped street be renamed 'Foxknowe Gardens', subject to no adverse public response.

The meeting closed at 11.05 a.m.

PLANNING COMMITTEE**NOTE OF VISITATION – 6 JANUARY 2004**

- Present:** Provost Alistair Macdonald and Councillors Jack Duffy, Dennis Brogan and Raymond Young.
- Attending:** Alasdair Gregor, Planning and Development Manager; Shona Barton, Administrative Assistant – Legal and Administrative Services; and Craig Stewart, Administrative Assistant – Legal and Administrative Services.
- Apologies:** Apologies were intimated on behalf of Councillors Linda McColl and Connie O’Sullivan.

SITE VISIT

With reference to the Minutes of Meeting of the Planning Committee held on 10 December 2003, a site visit was undertaken in connection with the undernoted planning application:-

DC03/134 – Storage of hazardous substances at Rothesay Dock, Clydebank

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 4 FEBRUARY 2004**

DC03/028 – Outline permission for six houses at 15 Hillcrest Avenue and land to its rear, Hardgate, Clydebank

Permission REFUSED for the following reasons:-

1. The proposal is contrary to Policy H4 of the Clydebank District Local Plan in that it would cause a significant loss of amenity to the surrounding properties.
2. The proposal is contrary to Policy R1 of the Clydebank District Local Plan in that it adversely affects the use, character and amenity of an area of open space.
3. The proposal is contrary to policy R1 of the Final Clydebank Local Plan in that it adversely affects the use, character and amenity of an area of open space.
4. The proposal is contrary to Policy E2 of the Final Clydebank Local Plan in that it will have a detrimental effect on an existing wildlife corridor, through the loss of an integral area of that corridor.
5. The proposal is contrary to Policy H2 of the Final Clydebank Local Plan in that it is not proposed for a brownfield site as defined within the Plan and includes a defined area of open space.

DC03/369 – Part change of use of office to form a therapy/treatment room (renewal of DC02/248) at 8 Miller Street, Clydebank

Permission GRANTED subject to the following condition:-

1. The needle exchange element of the development shall be operated between the hours of 1330 – 1630 hours on Mondays and Wednesdays, 1800 – 1930 hours on Tuesdays and Thursdays and 1330 – 1600 hours on Fridays.