

Agenda



Elected Members' Briefing Meeting

Date: Tuesday, 30 March 2021

Time: 14:30

Venue: By Zoom Video Conferencing (*joining details to follow*)

Contact: Craig Stewart
craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend the **Elected Members' Briefing Meeting – Proposed residential development at the corner of the junction of Mill Road and Glasgow Road, Clydebank** as detailed above.

The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Provost William Hendrie
Bailie Denis Agnew
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Jim Finn
Councillor Daniel Lennie
Councillor Caroline McAllister
Councillor Douglas McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Sally Page
Councillor Martin Rooney
Councillor Brian Walker

Chief Officer – Regulatory & Regeneration

Date issued: 24 March 2021

ELECTED MEMBERS' BRIEFING MEETING

TUESDAY, 30 MARCH 2021

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

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

3 PROPOSED RESIDENTIAL DEVELOPMENT AT THE CORNER OF THE JUNCTION OF MILL ROAD AND GLASGOW ROAD, CLYDEBANK 5 – 11

Submit briefing note by the Planning, Building Standards & Environmental Health Manager advising Members of a pre-application consultation taking place regarding the new residential redevelopment of the site known as Clydebank East. This is now a vacant site following the demolition of the former high rise flats and maisonette flats.

WEST DUNBARTONSHIRE COUNCIL

Proposed residential development at the corner of the junction of Mill Road and Glasgow Road Clydebank

Elected Members Pre-Application Briefing Meeting 30th March 2021

1.Purpose

The purpose of this briefing note is to advise Members of pre-application consultation taking place regarding the new residential redevelopment of the site known as Clydebank East. This is now a vacant site with the former high rise flats and maisonette flats recently been demolished.

This briefing is also to give members an opportunity to highlight any issues which they consider any future planning application ought to address. The merits of the proposals are not being considered, and no decisions will be made at this stage.

The agreed procedures and protocol for Elected Member involvement at the pre-application stage are attached as appendices.

2.Background

The site had previously accommodated three multi-storey blocks of flats with some lower level maisonettes. There were circa. 330 dwellings across the site but these had historically suffered with maintenance and repair issues. The Council agreed in November 2015 to proceed with the demolition of these blocks and work was completed last year on the demolition and site clearance.

A Proposal of Application Notice was submitted to the Planning Service in February 2019 for the redevelopment of 140 dwellings. The required public meeting was held in April 2019 which enabled the community to comment on the proposals.

It is now proposing that the site be redeveloped for 90 dwellings, comprising of 48 houses and 42 flats, all available for social rent.

Given that two years have lapsed since the original Proposal of Application Notice (PAN) process started and the development has changed from the original proposals further community consultation has taken place.

3. Site description

The site is located at the corner of the junction of Glasgow Road and Mill Road, Clydebank. To the site's northern boundary is the railway line and Yoker train station which has a small car parking area accessed off Mill Road. There are bus stops directly adjacent to the site's access on Mill Road and on Glasgow Road. On the eastern side of Mill Road, is a Lidl supermarket accessed off Mill Road which is within Glasgow City Council boundary. To the site's western boundary there are a number of older style,

light industrial units that accommodate car workshops/garages and printers and are accessed off Hamilton Street together with a small parade of shops. There is direct access to these amenities from within the site through Hamilton Terrace.

The site is broadly rectangular and flat and there are some mature trees located on the south-eastern corner of the site. Within the site there is an existing Scottish Water trunk sewer that runs north to south through the site to the western side of the site. There is also a Scottish Water below ground storage facility adjacent to Glasgow Road.

4. Development Details

Forty-eight houses and forty-two flats are being proposed. The proposed houses range from 2 to 5 bedrooms properties and the proposed flats are one and two bedroom. Nine wheelchair accessible properties are proposed across the site.

Access to the site makes use of the existing vehicle access from Mill Road. The proposed internal road layout takes the form of circulatory road that follows the broadly rectangular form of the site. Within the circulatory road there are blocks of terrace houses that are sited close to the road edge. Private garden grounds and car parking is proposed to the rear of these houses with a secondary mews type road running between these spaces. To the north of the circulatory road there are a mix of houses and cottage flats. The cottage flats face in to a semi public landscaped area. The gables of these properties face the railway line in order partly address railway noise and provide views into the site.

The proposal includes a large area of open space with tree planting, pathways and natural children's play provision. The 3 bungalows proposed have views to the open space. There are two blocks of terrace houses proposed that face on to Glasgow Road. Landscaping is proposed in front of these houses to provide a visual buffer to Glasgow Road and setting to the development. In between these two housing blocks, a significant landscaped area is also proposed which responds to the underground constraints.

At the corner of Glasgow Road and Mill Road the scale of the development increases to four storey blocks of flats that then further increases to a six storey block. These taller buildings represent a distinctive landmark building and incorporate a 'saw tooth' roof form that accentuates the height and verticality further. It includes street planting to this corner facing the public elevations and private space with car parking, cycle and refuse storage to the rear.

Within the site the house designs are simple in form making use of active gable ends to add visual interest. The saw tooth roof feature is also incorporated in to the house type designs. The houses will make use of large dark grey window openings and a mix of dark grey and buff bricks. Recessed entrances and soldier brick courses also add some visual interest and texture to the dwellings. A similar materials palette is proposed for the taller flatted part of the development and their design will include the use of a darker brick for the ground level and metal 'zig zag' shape to be included on the window railings, again large window openings are also proposed.

5 Planning Policies

In the Adopted West Dunbartonshire local Plan 2010 Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for

appropriate uses such as housing. 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. Policy R2 specifies the open space provision required for all developments. Policy T1 and T4 requires sites to be integrated with sustainable travel and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and 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.

Within the West Dunbartonshire Local Development Plan: Proposed Plan (2016) Policy DS1 sets out general expectations for the quality of new development. 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. 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 also applicable to this site. DS7 requires any potential site contamination issues to be addressed.

Local Development Plan 2: Proposed Plan 2018 policy H4 is applicable and seeks to protect residential areas from any development which would adversely affect its amenity. Policies CP1, CP2 and CP4 are all related to enhancing the quality of the design across West Dunbartonshire. Policies 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. Policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use.

6 Main Issues

The redevelopment of this prominent vacant site for residential accommodation is supported in principle by planning policies. The main issues requiring to be addressed as part of any future planning application include the following:

Placemaking – The proposed layout, housing design and material choices require to be carefully considered with a view to providing a high quality and distinctive residential development. It is a key gateway site on the boundary into the West Dunbartonshire Council area and the design should be bold and become a focal point and landmark feature. The layout should also encourage a “sense of community” and provide links to the surrounding area so as to avoid creating a residential ‘island’ in the surrounding mixed use area.

Relationship with existing area - Consideration needs to be given to the relationship with the surrounding land uses including the proximity to the railway line, Yoker train station and the adjacent commercial uses and supermarket.

Accessibility, parking and refuse –The site requires to be accessible to the surrounding area including footpath network and nearby bus stops. Adequate car parking should be provided but recognise the sustainable location of the site and encourage access to bus routes and the train station as an opportunity. The layout should reflect Designing Streets principles to slow vehicle movements within the site and

provide appropriate access for refuse vehicles and recycling facilities. The proposed Renfrew Bridge is likely to result in new commuter movements from Renfrew to the train station and wider area and vis-via. The new development should facilitate this movement through the site.

Open space and play provision – Consideration is required to ensure the provision of high quality open space within the development layout. Regard should be had to the provision of play provision and a preference for more natural play to encourage outdoor play and community integration. The layout also needs to provide high quality private garden ground for each dwelling that should be commensurate with the amenity needs of future residents as well as providing quality landscaped spaces for the flatted development. New tree planting should be provided for local character and biodiversity.

Contamination – An area of historical contaminated land exists on the site. A Site Investigation has been carried out by the applicant who is working closely with the Council's Environmental Health team in terms of the scope of work and information required to be submitted with the planning application.

7. Next Steps

All Elected Members are invited to attend a presentation on the proposals by members of the design team, and to participate in a subsequent discussion.

Following this pre-application meeting, the applicant intends to prepare their planning application for submission and address any comments received during this meeting. On receipt of any such application it would be advertised in the press, weekly list and the Council website to allow the public to view the plans and make representation. The application would then be presented to Planning Committee for consideration and determination in due course.

Peter Hessett

Strategic Lead - Regulatory

Date: 30th March 2021

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager, email: Pamela.Clifford@west-dunbarton.gov.uk
Appendices:	None
Background Papers:	Location plan
Wards Affected:	Ward 6 (Clydebank Waterfront)

PROTOCOL 3 - ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION DISCUSSIONS

Background

West Dunbartonshire Council is committed to engaging with developers at the pre-application stage. This Council has agreed procedures for elected member involvement in the pre-application stages of major development proposals. Recently, the Scottish Government has issued guidance on the role of Councillors in pre-application discussions. Councillors are encouraged to engage at the pre-application stage and to add value to the process while continuing to act within the terms of the Councillors Code of Conduct.

Purpose

To engage Councillors at the pre-application stage on major and complex developments that are key to the Council's strategic priorities and objectives. Appropriate local development may also benefit from this process.

Role

To allow early engagement with elected members to identify key and significant local issues at an early stage of the planning process rather than only emerging in the course of a planning application.

Function

To achieve high quality development as efficiently and effectively as possible by engaging elected members at an early stage.

- To better inform Councillors of development that would be subsequently presented to Planning Committee;
- To give a degree of certainty and confidence to developers by identifying key and local issues earlier;
- To reduce abortive costs by failed applications or redesign work;
- To assist officers to negotiate on key issues;
- To foster greater efficiency in the processing of the subsequent application.

What you can expect of us:

- Offered for all major or complex development or other local development which we would consider would benefit from early input from elected members;
- Consistent and transparent procedure for involving all elected members;
- Ensuring that pre-application meeting is arranged for the earliest date at the end of a Planning Committee meeting;
- Briefing note prepared by officers of the main issues and development policies and circulated before the meeting;
- Invitation to all Planning Committee members and ward members to the presentation;
- Opportunity to hear from the elected members directly;
- Clearly identified on the agenda of Planning Committee as different from other items;
- Elected members being open-minded to all material considerations and are prepared to change their views if persuaded they should;
- Meeting will be minuted and will be available publicly;
- Advised of all the relevant procedures. With procedures regularly reviewed to ensure openness and accountability.

What we expect of you:

- Openness and transparency regarding your development proposal;
- Commitment to provide as much information at this early stage;
- Opportunity to make a short presentation of draft proposals;
- Commitment to give weight and consideration to issues raised by elected members.

Contact

If you require more information about this service please contact:

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West Dunbartonshire Council

Planning Procedures for Councillor Involvement in the Pre-application Stage

1. A pre-application meeting will take place either at the conclusion of the Planning Committee or a Special Meeting will be set up.
2. A briefing note will be produced by planning officers. This will detail the main issues of the proposal together with the relevant development plan policies. No recommendation will be provided.
3. The developer will be offered the opportunity to make a short presentation. This allows members to hear directly from the developer and discuss issues with guidance from officers.
4. The briefing note will be circulated at least 3 working days before the relevant meeting.
5. Members will be advised by the Planning and Building Standards Manager or their representative of the purpose of the meeting and that no decision is sought and no matters should be determined.
6. The meeting will be chaired by the Planning and Building Standards Manager or their representative.
7. The meeting will be open to the public. However members of the public will not be able to make representations or participate. They will be advised that after an application has been submitted they will be entitled to make representations.
8. All Councillors will be invited to attend and they will be able to participate in the meeting.
9. Councillors should have regard to the Councillors Code of Conduct that they can provide a provisional view however any opinions or views expressed must be mindful of the overarching requirements of fairness and impartiality and of keeping an open mind.
10. Councillor should have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.
11. The minutes of the meeting will be recorded and will be available publicly.