

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 26 June 2019 at 10.00 a.m.

Present: Councillors Ian Dickson, Diane Docherty and Lawrence O'Neill.

Attending: Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Anthony McGuinness, Team Leader – Forward Planning; Erin Goldie, Team Leader – Development Management; Craig Jardine, Lead Planning Officer; Michael McGuinness, Economic Development Manager; Nigel Ettles, Section Head – Litigation; Craig Stewart and Gabriella Gonda Committee Officers.

Apologies: Apologies for absence were intimated on behalf of Bailie Denis Agnew, Councillors, Gail Casey, Karen Conaghan, Jim Finn, Douglas McAllister, Marie McNair and John Mooney.

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.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 22 May 2019 were submitted and approved as a correct record.

OPEN FORUM

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

PLANNING APPLICATIONS

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

DC19/049 – Residential development comprising 58 units with associated access, parking, landscaping and infrastructure at the former Haldane Primary School site at Miller Road, Alexandria by West Dunbartonshire Council.

After discussion and having heard the Team Leader – Development Management in further explanation of the report 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.

An additional condition (Condition 19 in Appendix 1 hereto) was recommended and approved by Members following discussion.

REVISED DUMBARTON WATERFRONT PATH PLANNING GUIDANCE 2019

A report was submitted by the Strategic Lead – Regulatory seeking approval of revised Planning Guidance on Dumbarton Waterfront Path.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager and the Economic Development Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the revised Planning Guidance on Dumbarton Waterfront Path contained within Appendix 1 to the report.

ALLOCATION OF TWO STREET NAMES FOR A HOUSING SITE AT QUEEN MARY AVENUE, CLYDEBANK

A report was submitted by the Strategic Lead – Regulatory recommending two new street names to the housing site adjacent to Queen Mary Avenue, Clydebank.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that Queen Mary Crescent and Queen Mary Place be approved as the street names for the development.

Councillor O'Neill, having failed to find a seconder for a proposed amendment, asked that his dissent be recorded.

The meeting closed at 10.25 a.m.

APPENDIX 1

DC19/049: Residential development comprising 58 units with associated access, parking, landscaping and infrastructure at the former Haldane Primary School site at Miller Road, Alexandria by West Dunbartonshire Council.

GRANT 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:
 - Ibstock Arden Weathered Grey clay bricks;
 - Ibstock Arden Grey clay bricks;
 - Grey Marley Eternit Ltd modern roof tiles (single lap interlocking tiles) in smooth grey
 - Aluminium Clad NorDan timber windows, RAL 8019 Grey Brown
 - External Doors Nordan timber, RAL 6021 Pale Green
2. Prior to the installation of brickwork on the development hereby approved, a sample panel of brickwork shall be constructed for all brick types to be used 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. 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.
4. 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.
5. No development shall take place on site until such 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 nearby 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. Any such approved noise attenuation scheme shall thereafter be retained in accordance with the approved scheme. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.

6. 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.
7. 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.
8. During the period of construction, all 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

9. 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.
10. The development shall be carried out strictly in accordance with the finished floor levels, as recommended in the submitted Flood Risk Assessment & Briefing Note (Envirocentre Ltd, dated 26th April 2019 & 27th May 2019). None of the dwellings hereby approved shall be occupied until the applicant has confirmed in writing to the Planning Authority that the terms of this condition has been complied with and this has been agreed in writing by the Planning Authority.

11. Prior to the commencement of development on site, details of measures to protect trees located within and adjacent to the site 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.
12. Unless as may otherwise be agreed in writing by the Planning Authority, no trees other than those marked for removal in the approved Tree Removal Plan (dwg. No. AL(-)204 dated 08/04/19) shall be removed either within or adjacent to the site without the prior written approval of the Planning Authority.
13. None of the dwellings/buildings hereby permitted shall be occupied until works for the drainage of surface water have been completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved Drainage Layout (G3 Consulting Engineers Drainage Design, ref J4083, dated 30/04/19 and the approved plans. The SUDS shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
14. Prior to being installed, full details of all hard surfaces, walls and fences shall be submitted for the further written approval of the Planning Authority, and these shall be implemented as approved, unless otherwise agreed in writing by the Planning Authority, prior to the occupation of any of the dwellings hereby approved.
15. Prior to their installation on the development hereby approved, details of the design and location of cycle storage provision for the flatted blocks, street furniture and lighting, shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties 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.
16. Prior to their installation on the development hereby approved, details for the storage and the collection of waste arising from the proposed development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior to the development being brought into use and thereafter be maintained.
17. Unless as may otherwise be agreed in writing by the Planning Authority, the landscaping scheme shall be undertaken in accordance with the approved landscape scheme and shall be implemented not later than the first appropriate planting season after occupation of the first residential unit. 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.

18. No house/flatted unit shall be occupied until the vehicle parking spaces associated with that house/flatted unit have been provided within the site in accordance with the approved plans. The disabled parking bays shall be provided at the dimensions shown on the approved plans but shall not be marked/delineated as disabled parking bays unless a resident qualifies for one to be provided and should otherwise be provided at the larger dimensions for future conversion, should it be required. The aforementioned parking 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.
19. Prior to the removal of the trees approved for felling within the development site (as detailed on the approved Tree Removal Plan, dwg. no. AL(--)204) further detailed proposals for the recycling/reuse of all, or a proportion of, the felled timber within the site (for the purposes of informal play structures, biodiversity enhancement features or alternative proposals) shall be submitted to, and approved in writing by the Planning Authority. The details as may be approved pursuant to this condition shall thereafter be implemented in the completion of the development hereby approved.