

Agenda

Planning Committee

Date: Wednesday, 20 December 2017

Time: 10.00

Venue: Committee Room 3,
Council Offices, Garshake Road, Dumbarton

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 Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor John Mooney
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 7 December 2017

PLANNING COMMITTEE

WEDNESDAY, 20 DECEMBER 2017

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 - 10

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 15 November 2017.

4 NOTE OF VISITATIONS 11

Submit, for information, Note of Visitations carried out on 13 November 2017.

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) DC17/198 – Removal of Condition 8 of Planning Permission VL.3801-1, to remove age restriction on occupancy of flats at Cherry Tree Court, Hill Street, Alexandria by Volbis Limited.

13 - 22

- (b) DC17/242 – Erection of a 1.5 Storey Dwellinghouse at Dunira House, 18 Overtoun Road, Clydebank by Mr M. Rafter.

23 - 32

(c) DC17/231 – Erection of energy centre with associated flues, plant equipment, car parking, new access and relocation of substation including reconfiguration of road and associated works at Queens Quay, Ailsa Road, Clydebank by Clydeside Regeneration Ltd. c/o Dawn Development.

33 - 46

7 PLACE AND DESIGN PANEL – TERMS OF REFERENCE AND GOVERNANCE 47 – 74

Submit report by the Strategic Lead – Regulatory seeking approval for the terms of reference and governance arrangements of the Place and Design Panel.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 15 November 2017 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Diane Docherty, John Mooney, Lawrence O'Neill and Jim Finn.

Attending: Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader – Development Management; Antony McGuinness, Team Leader – Forward Planning; Raymond Walsh, Interim Manager – Roads and Transportation; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies were intimated on behalf of Councillors Karen Conaghan, Douglas McAllister and Marie McNair.

Councillor Jim Finn 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 4 October 2017 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 2 October 2017, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

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

- (a) **DC17/205 – Erection of 2.5 storey dwellinghouse and installation of associated driveway and access (Without complying with Condition 9 of Permission DC14/096 requiring upgrading of a road to adoptable standard) at land adjacent to Stirling Road, Glenpath, Dumbarton by Mr Sajad Nazir.**

After discussion and having heard the Team Leader – Development Management in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the submission of an appeal against the Council's failure to determine the application within the statutory two-month period; and
- (2) expressed the view that the application should be refused for the reason set out in Section 9 of the report, as detailed within Appendix 2 hereto.

- (b) **DC17/112 – Use of site for car wash and car sales at 90-92 North Street, Alexandria by Hemen Mohamadi.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was then heard in further explanation of the report.

The Chair invited Ms Susan Maxwell and Ms Lorraine Watson, objectors, to address the Committee. Both were heard in respect of their representations in regard to the application.

The Chair then invited Mr Hemen Mohamadi, applicant, to address the Committee.

After discussion and having heard the Planning & Building Standards Manager, Team Leader – Development Management and Strategic Lead – regulatory in further explanation and in answer to Members' questions, Councillor Finn, seconded by Councillor Agnew, moved:-

That the Committee grant planning permission subject to the conditions set out in Section 9 of the report.

As an amendment, Councillor O'Neill, seconded by Councillor Mooney, moved:-

That the Committee refuse the application, on the grounds of loss of amenity to the surrounding residents.

On a vote being taken, 4 Members voted for the amendment and 3 Members voted for the motion. The amendment was accordingly declared carried.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short period for a comfort break. The meeting resumed at 11.16 a.m. with the same Members and officers present, as listed in the sederunt.

DIRECTION ISSUED BY THE SCOTTISH MINISTERS IN RESPECT OF PLANNING APPLICATION (DC17/177) FOR THE ERECTION OF AN OPENING BRIDGE OVER RIVER CLYDE AT DOCK STREET, CLYDEBANK BY RENFREWSHIRE CITY DEAL TEAM

A report was submitted by the Strategic Lead – Regulatory informing of a Direction requiring a planning application to be referred to Scottish Ministers for determination.

After discussion and having heard the Planning & Building Standards Manager and Strategic Lead – Regulatory in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report.

PLANNING APPEAL DECISIONS:

ERECTION OF GARAGE AND FORMATION OF DRIVEWAY, 115 DALGLEISH AVENUE, DUNTOCHER (DC16/249)

NON COMPLIANCE WITH CONDITION 3 OF PERMISSION DC16/079 (DELETION OF REQUIREMENT TO PROVIDE PEDESTRIAN CROSSING) AND FORMATION OF TWO DISABLED PARKING SPACES, UNIT 2 BLEASDALE COURT, 2 SOUTH AVENUE, CLYDEBANK BUSINESS PARK (DC16/227)

A report was submitted by the Strategic Lead – Regulatory informing of the outcomes of two planning appeals.

After discussion and having heard the Planning & Building Standards Manager and the Section Head – Litigation in further explanation, the Committee agreed to note the outcomes of these appeals and agreed to the issuing of a Breach of Condition Notice in terms of the non-compliance with condition 3 of permission DC 16/079.

CONSULTATION: REPORT FOR ERECTION OF RETAIL DEVELOPMENT AT BRAEHEAD, RENFREWSHIRE

A report was submitted by the Strategic Lead – Regulatory requesting consideration of the Council's response to a consultation received from Renfrewshire Council regarding a planning application for retail development at Braehead Retail Park.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to a Member's question, the

Committee agreed that this Council object to this planning application and that Appendix 1 of the report be submitted as the Council's formal representation.

ANTONINE WALL HERITAGE LOTTERY FUND PLAYPARK TENDER

A report was submitted by the Strategic Lead – Regulatory seeking approval to issue a tender, under the Scotland Excel Framework, in relation to the design and build of 5 playparks within the Antonine Wall Heritage Lottery Fund area. A presentation was given on the project by Project manager Emma McMillan.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the issue of the tender for the Playpark Design and Build contract.

CLOSING REMARKS

The Committee was informed of awards that were recently granted on Kippen Dairy and Bowling Archways. The Committee passed on its congratulations to everyone concerned on the significant achievements.

The meeting closed at 12.05 p.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 2 OCTOBER 2017

Present: Bailie Denis Agnew and Councillors Karen Conaghan, Diane Docherty and Marie McNair.

Attending: Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Development Management Team Leader and Bernard Darroch, Lead Planning Officer.

Apologies: Councillors Jim Bollan, Ian Dickson, Caroline McAllister, David McBride, Lawrence O'Neill and Brian Walker.

SITE VISITS

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

- (1) DC17/156 – Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238).
- (2) DC17/129 – New bottling hall building including delivery, Storage and dispatch areas, and associated administration and support facilities, external barrel storage area, delivery roads and parking for HGVs, additional staff parking, landscaping and SUDS drainage scheme, at Kilmalid, Stirling Road, Dumbarton by Chivas Brothers Ltd.

DC17/205 – Erection of 2.5 storey dwellinghouse and installation of associated driveway and access (Without complying with Condition 9 of Permission DC14/096 requiring upgrading of a road to adoptable standard) at land adjacent to Stirling Road, Glenpath, Dumbarton by Mr Sajad Nazir.

Expressed the view that Permission should be REFUSED by the Scottish Ministers for the following reason:-

1. The applicant has failed to demonstrate that an appropriate means of access to the site can be provided in accordance with the adopted National Roads Development Guide. Accordingly, the proposal is contrary to policy GD1 of the adopted West Dunbartonshire Local Plan 2010 and policy SD1 of the West Dunbartonshire Local Development Plan (Proposed Plan).

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATIONS – 13 NOVEMBER 2017

- Present:** Councillors Jim Brown, Karen Conaghan, Ian Dickson and Diane Docherty.
- Attending:** Keith Bathgate, Development Management Team Leader.
- Apologies:** Councillors Jim Bolland, Gail Casey, David McBride, John Mooney, Sally Page, Martin Rooney and Brian Walker.

SITE VISITS

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

- (1) DC17/205 – Erection of 2.5 storey dwellinghouse and installation of associated driveway and access (Without complying with Condition 9 of Permission DC14/096 requiring upgrading of a road to adoptable standard) at land adjacent to Stirling Road, Glenpath, Dumbarton by Mr Nazir.
- (2) DC17/171 – Use of site for car wash, car sales and tyre sales at 90-92 North Street, Alexandria by Hemen Mohamadi.

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee: 20 December 2017**

DC17/198: Removal of Condition 8 of Planning Permission VL.3801-1, to remove age restriction on occupancy of flats at Cherry Tree Court, Hill Street, Alexandria by Volbis Limited.

1. REASON FOR REPORT

- 1.1** This report relates to an application which is subject to a significant body of objection. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** That the Committee indicate that it is **Minded to Grant** full planning permission, and delegate authority to the Planning and Building Standards Manager to grant permission subject to the payment of a financial contribution.

3. DEVELOPMENT DETAILS

- 3.1** The application site comprises an existing residential development of 12 flats located to the south of Hill Street. The flats date from around 1990 and comprise a two-storey red brick building of staggered linear form, resembling a series of linked-detached houses. The flats face towards Christie Park Primary School and are bounded by housing to the east and west, with further housing and the telephone exchange to the south (rear). Hill Street is approximately 10m wide and provides parking on both sides of the road, but the flats have no dedicated off-street parking. The flats were built as a mixture of 1-bed and 2-bed units.
- 3.2** The original planning permission for the flats was granted by the former Dumbarton District Council in 1989 (decision VL3801). The development when approved did not have dedicated parking and lacked sufficient amenity space. Therefore planning permission was granted on the basis that the properties were to be "retirement flats", as it was considered at that time that older residents living in small flats would have low car ownership and less demand for private gardens. This restriction was secured by way of both a planning condition and also a planning obligation which restricted the occupancy of the flats to private individuals of at least 60 years of age (along with spouses, widows and dependants of such people).

- 3.3** After the flats had been occupied for several years, an application was submitted on behalf of all the residents collectively, seeking to alter condition 8 of permission VL3801 to lower the occupancy age limit from 60 to 50 years old. The residents sought to have the condition amended because the age limit reduced the saleability of the flats. That application (VL3801/1) was refused by the District Council on the basis that the parking and amenity space provision were unsuitable for general mainstream housing, but it was subsequently granted on appeal in 1996. The Reporter concluded that whilst it was appropriate to retain a limitation on the age of residents due to the substandard nature of the development, the consequence of reducing the age from 60 to 50 years was minimal and it was not likely that this change would result in the flats being occupied by families with children. Although the granting of the appeal altered the condition it did not change the planning obligation, and although an amended planning obligation was discussed at the time it seems never to have been completed. Consequently, the original planning obligation remains in effect and conflicts with the amended condition, with the latter specifying that residents be aged 50 or over and the planning obligation continuing to specify a minimum age of 60.
- 3.4** In 2016 an application to modify the planning obligation in order to remove the age restriction totally from three flats within the development, was granted on appeal. The other nine flats within the development were not affected by this decision, and neither did it affect the planning condition, which remains in effect.
- 3.5** The current proposal therefore seeks to remove the occupancy (age restriction) condition for the whole development.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service have no objection to the proposal.

5. REPRESENTATIONS

- 5.1** Ten representations have been submitted, primarily from residents of the other flats within Cherry Tree Court, who object to the proposal for the following reasons:
- Parking spaces are not always available nearby and removing the age restriction would lead to an increase in demand for parking;
 - In the event of the nearby vacant police station being converted to housing then the parking situation may become even worse;
 - The flats were built specifically for older people;
 - The age restriction continues to serve a valid purpose to keep the flats a quiet environment for residents;
 - Removal of the age restriction would alter the character of Cherry Tree Court and cause noise and disturbance;

- The flats are physically suited to occupancy by older people and it is only older people who live there;
- There is insufficient amenity space within the development for it to be considered as suitable for families or younger people; and
- Flats within Cherry Tree Court which are subject to the age restriction, sell quickly and do not remain on the market for long.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is located within an Existing Residential Area, where Policy H5 seeks to preserve the character and amenity of existing residential areas. In particular, it seeks to avoid overdevelopment which would have an adverse impact on local amenity, access and parking or would be out of scale with surrounding buildings. Policy H4 sets out standards expected of residential development, requiring high quality in terms of shape, form, layout and materials.
- 6.2** Policy R2 specifies the open space provision required for all development and would allow the Council to request payment of a financial contribution where appropriate. However, assessment of open space requirements has been undertaken against the more up to date document, “Our Green Network” Guidance. The proposal complies with the relevant policies contained in the adopted local plan and is assessed against these policies and documents in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) 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 will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is located within an Existing Neighbourhood where Policy BC4 seeks to prevent any development that would significantly harm the residential amenity, character or appearance of the area. Policy DS1 is also applicable and seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants rather than a specific demographic.

7.3 Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating open space at a level proportionate to the scale of development and in accordance with “Our Green Network” Guidance. This guidance allows open space to be integrated within a development or where this is not possible, any identified shortfall may be addressed through a financial contribution which would be used to enhance open space provision in the local area. The proposal is assessed against these policies and guidance below.

Rationale for Occupancy Age Restriction

7.4 It is considered that the imposition of an occupancy restriction when the flats were built was necessary for the following reasons:

- The flats would not have been acceptable as general market housing because of their substandard amenity space and parking facilities. Without the occupancy restriction the development would probably have been refused as an overdevelopment of the site;
- The need to ensure that development provides appropriate parking provision and amenity space is a legitimate planning consideration;
- The restriction limits the occupancy of the flats to groups for whom the lack of parking and amenity space were considered to be less problematic;
- The occupancy restriction is proportionate to the planning issues arising from the development; and
- The restriction offset the potential loss of amenity arising from the problem and was not so onerous as to prevent the development from going ahead.

7.5 Although the use of occupancy restrictions is discouraged, they are appropriate in some exceptional circumstances, especially where the development would not be approved without such a restriction. In 1996 when the Reporter determined the previous appeal, the imposition of an occupancy restriction was supported by the Reporter, as he believed that the development was clearly unsuitable for main stream housing given its more onerous requirements.

7.6 As part of the application submission the applicant now argues that the occupancy restriction is no longer necessary or appropriate. The applicant advises that the flats do not meet current standards for housing intended for older people, as although they were built with the intention that they be occupied by retired people, the flats are not serviced or sheltered units and they are not fully accessible (with the upper flats being accessible only by stairs, for example). The previous reduction of the age limit from 60 to 50 has already increased the likelihood of the flats being occupied by working-age couples or (in the case of the 2-bed flats) families with children, increasing the likelihood of multi-car households. There is adequate on-street car parking available nearby, and Christie Park is readily accessible for amenity purposes. The applicant believes that the occupancy restriction serves little practical purpose and that its removal would make little difference and would not detract from the amenity of the area.

7.7 Whilst the flats are not sheltered units and are not fully accessible, neither were they intended to be when they were built. The flats were intended for retired people living independently, many of whom are perfectly mobile, and the fact that the flats may not meet current standards does not mean that they have become unsuitable for their intended use. The previous relaxation of the age limit condition to 50 years old has also reduced the need for all of the properties to be fully accessible. However, ultimately the retention of a condition which restricts occupancy to those aged 50 or over is no longer required as a planning obligation remains in place for 9 of the 12 flats within the development.

Parking and Amenity Space

7.8 Car ownership figures amongst older people have risen significantly since the flats were built. Nevertheless, car ownership amongst people of retirement age generally remains lower than for any working-age group and the appeal decision to lower the occupancy age condition to 50 was intended to enable the flats to be marketed to people approaching retirement age. Whilst the street fronting the development is capable of safely accommodating on-street parking, it is not unlimited and there are tenements and various other properties in the vicinity which also rely upon the street for parking. However, the Council's Roads Service have not raised any concerns about parking if the occupancy condition was to be removed since only three flats within the development would have no occupancy restriction due to the planning obligation remaining in place for the other nine flats. In addition, the development is only a short distance from Alexandria town centre where public transport is readily available.

7.9 The application site has some attractive landscaping in front of the building and some small landscaped areas at the rear. It is not uncommon for flatted developments to have limited open space provision, particularly in locations close to, or within town centres. Since the development was constructed, the Council has introduced new guidance for assessing residential development proposals. The development has been assessed against the current requirements contained in the Council's "Our Green Network" Guidance. This document advises that in certain circumstances, it may be appropriate to permit development to be undertaken which does not provide adequate open space on site. However, this is subject to certain criteria and may require the payment of a financial contribution. In this instance, the development is located a short distance from Alexandria town centre and Christie Park and when assessed against the current guidance document, a financial contribution of £9180 towards the upgrading of open space in the vicinity is required. Payment of this contribution is viewed as acceptable to compensate for the lack of open space provided on site.

Representations

7.10 The representations raise various issues, but the main concern seems to be that the removal of the restriction would change the nature of the people living in the development. This concern is understandable, as the removal of the age restriction would potentially allow some of the flats to be sold or rented to young people or families with small children, and any disturbance arising from

for example loud music or children playing would be more noticeable in a development otherwise occupied only by older residents than it might be elsewhere. Therefore, residents who have bought a flat specifically seeking a quiet environment would understandably be concerned by the proposal, but the planning system cannot differentiate between one type of resident and another unless there are clear planning grounds for doing so. In addition, the planning obligation has only been removed from three properties within the development. Therefore the occupancy restriction would continue to apply to the remaining nine flats within the development unless a separate application to modify or discharge the planning obligation was approved.

8. CONCLUSION

- 8.1** The original development was approved on the basis that its occupancy was to be restricted to older people who would be less affected by the insufficient parking and amenity space. However, planning policies have moved on and the Council's Roads Service have not raised any concerns about the lack of parking. Furthermore, the Council's approved "Our Green Network" Guidance allows a financial contribution to be made in lieu of open space provision on appropriate sites.
- 8.2** The planning obligation which restricts the occupancy of the properties within the development to 60 years of age or above will continue to apply to nine of the twelve units within the development.

9. CONDITIONS

None

Peter Hessett
Strategic Lead - Regulatory
Date: 30th November 2017

Person to Contact: Pamela Clifford, Planning & Building Standards Manager

Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

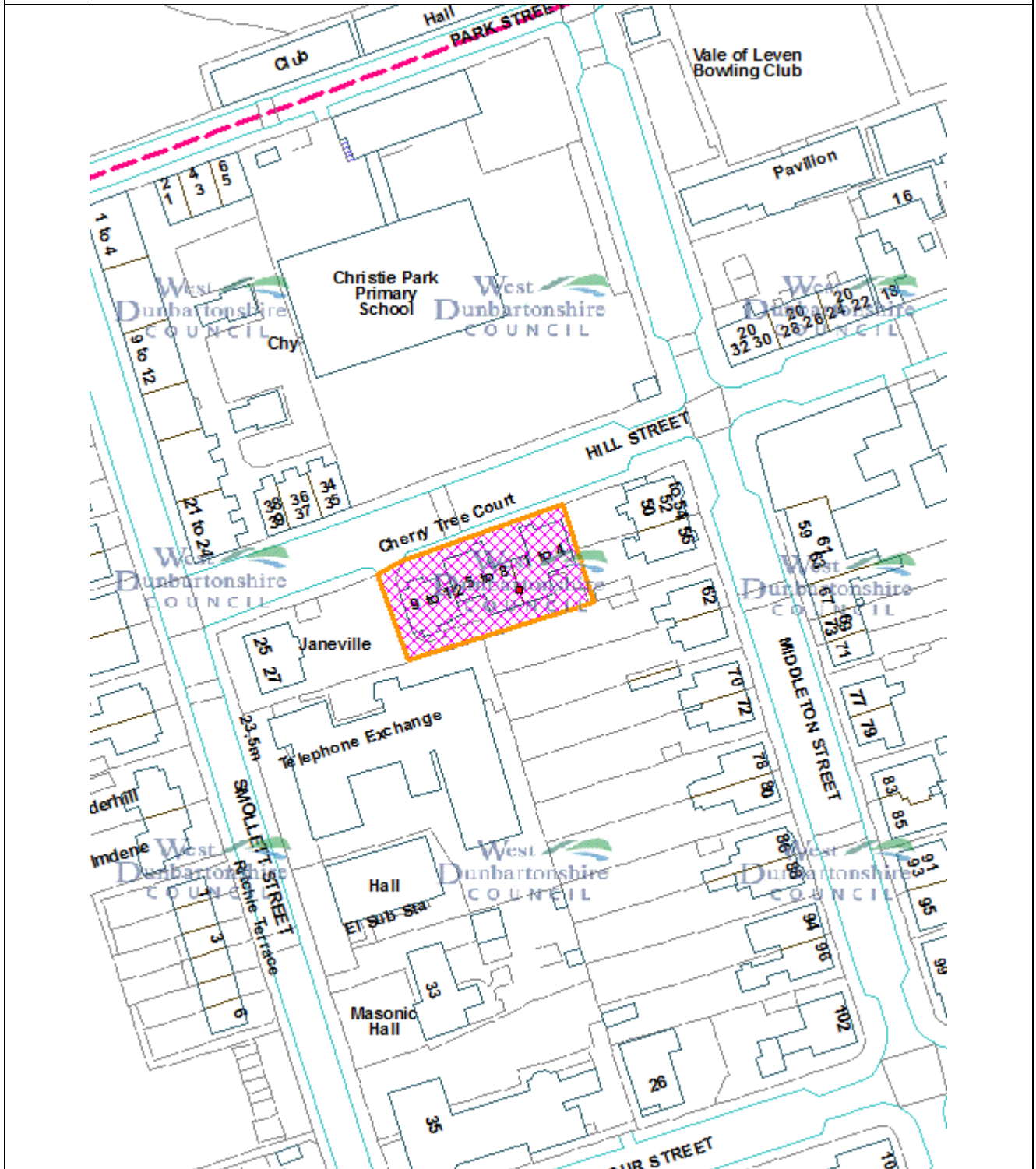
1. Application Forms and Plans
2. Representations
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire Local Development Plan 2016
5. Planning applications DC16/106 and VL.3801-1.
6. Our Green Network Guidance

Wards affected: Ward 2 (Leven)

DC17/198

Removal of Condition 8 of
Planning Permission
VL.3801-1, to remove age
restriction on occupancy
of flats

Cherry Tree Court
Hill Street
Alexandria



WEST DUNBARTONSHIRE COUNCIL**Report by Report by Strategic Lead – Regulatory****Planning Committee: 20 December 2017**

**DC17/242 Erection of a 1½ Storey Dwellinghouse at Dunira House,
18 Overtoun Road, Clydebank by Mr M. Rafter****1. REASON FOR REPORT**

- 1.1** This application seeks approval of matters specified in conditions in relation to an earlier planning permission in principle (DC14/196). When permission in principle was granted in November 2014, the Planning Committee requested that any detailed application should also be determined by the Committee.

2. RECOMMENDATION

- 2.1** **Grant** approval of matters specified in conditions, subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The previously approved house plot is part of the rear garden of a large stone two storey detached dwellinghouse known as Dunira House. The plot is rectangular in shape and approximately 450m² in area. It borders Dunira House to the north, Dalmuir Park Bowling Club to the west (opposite), a converted bungalow to the south (No.16), and the rear gardens of two more neighbouring houses to the east (rear, and separated from them by a shared access lane). The land slopes down slightly from north to south, and the plot is slightly elevated in relation to both Overtoun Road and No.16, from both of which it is separated by a stone-effect concrete boundary/retaining wall. Apart from Dunira House most of the houses in the immediate vicinity are hipped-roofed bungalows, although many of these have had roof conversions carried out. The site is within the Article 4 Area which surrounds the nearby Dalmuir Park Conservation Area, although it is not within the conservation area itself.
- 3.2** The proposed house would be 1½ storeys in height, and would be rectangular in shape with a hipped roof at the front and a cropped gable at the rear. There would also be a single storey sun room projecting from rear of the building. The building is designed to replicate the form of existing bungalows in the vicinity, albeit with deeper footprint and taller

rear elevation to provide more accommodation at first floor level. The dormer window in the front elevation would include a small balcony and glazed balustrade built into the roof, facing towards Dalmuir Park. The house would be positioned in line with the existing properties on Overtoun Road, and a driveway would be formed along the northern boundary adjacent to Dunira House. No alterations are proposed to existing ground levels, and it is intended to retain existing boundary treatments except for the partial removal and lowering of the front boundary wall onto Overtoun Road in order to provide the driveway access and associated visibility splays.

- 3.3 The plans show the new house being finished in drydash render with synthetic stone quoins and cills, along with white upvc window frames and timber weatherboarding on the dormer. However, this issue is discussed in Section 7 below and is it recommended that other materials should be required.

4. CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads and Environmental Health Services have no objection to the proposed development subject to various conditions.

5. REPRESENTATIONS

- 5.1 One representation has been received from a neighbouring resident, who objects to the proposed design on the following grounds:-
- Proposed rooflights on the southern elevation of the dwellinghouse would overlook windows on neighbouring property;
 - Proposed balcony is out of character with the area as no other bungalows in the area have a balcony. A retractable balcony would be more appropriate;
 - The proposed corner stones would be out of character with the area as no other bungalows have this feature

The concerns raised are discussed in Section 7 below.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan

- 6.1 The site lies within an Existing Residential Area, where Policy H5 seeks to ensure that character and amenity are protected and enhanced. New development should reflect that character of the surrounding area in terms of scale, density design and materials. Policy H4 sets out standards for the assessment of new housing development, while Policy GD1 sets out general assessment criteria for all new development, including

requirements that it be appropriate in terms of layout and design. It is considered that the proposal would comply with all of these policies.

- 6.2** The site is within an area covered by an Article 4 Direction, where Policy BE1 indicates that proposals will be considered against their impacts upon the character of the adjacent Conservation Area. It is considered that the proposed house would have no impact upon the nearby conservation area and that the proposal would be in accordance with this policy.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) 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 will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is located within an area identified as an Existing Neighbourhood where Policy BC4 indicates that development which would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted. Policy DS1 sets out general criteria for the assessment of all development proposals, including that it be distinctive, adaptable, resource-efficient, easy to get to and move around, safe and pleasant, and welcoming. The design of the proposal is discussed below, and it is considered that the proposal complies with these policies.
- Principle of Development
- 7.3** The principle of subdividing the garden of Dunira to provide a new house plot has already been established by the granting of permission DC14/196. That decision was subject to various conditions, including:
- 02. Notwithstanding the details shown on the approved plans, the dwellinghouse hereby approved shall be either single storey or one-and-a-half storeys in height, and shall be of similar scale and character to the existing houses at 8-16 Overtoun Road, including the use of a hipped roof. The design and layout shall also include the following features:*

- a) *The house shall be positioned such that it is not built against any boundary of the plot;*
- b) *Car parking shall be provided for 2 cars (or 3 cars if more than 3 bedrooms are provided), and shall comprise a driveway formed along one side of the house, with any garage accommodation provided towards the rear of the plot;*
- c) *Surface water drainage arrangements shall incorporate the principles of Sustainable Urban Drainage Systems (SUDS);*
- d) *Fenestration shall be arranged to minimise any overlooking of neighbouring houses and gardens.*

7.4 The main issue for consideration as part of this application for approval of matters specified in conditions is therefore the design and layout of the proposed house, and whether these details accord with the requirements of condition 2 above.

Design and Appearance

- 7.5** The proposed house has been designed to replicate the form and appearance of the existing bungalows elsewhere along Overtoun Road. The building would be positioned on the established building line in the street, and it would have a similar width of frontage and a similar front elevation treatment to the existing bungalows (i.e. with the front door positioned central and bay windows on either side. The proposed hipped roof would feature a slightly higher pitch than the existing bungalows, but it would be of similar overall height due to the provision of a small flat-roofed element at the top of the pitch (which feature would not be obvious when viewed from ground level). The rear of the proposed house would include a two-storey cropped-gable, but this would not be readily visible from the street, and its impact upon neighbouring houses would be little different from that of rear dormer windows. Overall, the proportions and appearance of the house when viewed from Overtoun Road would be similar to the existing bungalows, and it would accord with the provisions of Condition 2 of the permission in principle in respect of style and layout.
- 7.6** The proposal would incorporate a small balcony in front of the dormer on the front elevation. This feature is not replicated in other houses nearby, but it would be in keeping with the character of the proposed building. The objector has suggested that it be replaced with a retractable balcony (i.e. a full-height rooflight which opens into a balcony, but such a feature would not provide the same internal headroom as the proposed dormer, and as there are already dormers on numerous nearby bungalows it is considered that the proposed dormer / balcony are acceptable.
- 7.7** In terms of finishing materials, the applicant proposes a drydash and synthetic stone finish with grey 'Marley Modern' concrete rooftiles. Existing buildings in the vicinity of the site fall into three general types:

- Dunira House and a terrace of 7 houses on Maxwell Street are of yellow sandstone construction and all would originally have had slate roofs, although some of the terraced houses have been re-roofed with brown or grey profiled concrete tiles;
- The numerous inter-war bungalows on Overtoun Road/Maxwell Street appear mainly to have been finished in white or cream wetdash with red facing brick contrast and slate roofs, however some have had their brickwork painted over and numerous houses have been re-roofed with red or brown profiled concrete tiles;
- The c.1970s gold club / bowling green buildings in Dalmuir Park are finished in red brick and white drydash render with flat roofs

The applicant's proposed use of synthetic stone and of smooth grey concrete tiles therefore does not accord with the established building materials in the vicinity.

- 7.8** The applicant has indicated that he prefers the appearance of synthetic stone to red brick, and that he feels that this would complement the natural stone of Dunira House. However it is not considered that the use of a synthetic stone would be particularly complementary, and as the proposed house has been designed to replicate the form and character of the existing bungalows it is considered that it would be preferable for it to use similar materials to these. Whilst it is accepted that the appearance of some of the bungalows has been changed by repainting the brickwork, it is nonetheless considered that as a new-build property within the Article 4 Area it should use a red brick contrast material. A drydash render would be acceptable as the main finishing material provided that it was of light colour. Similarly, despite the unfortunate re-roofing of various houses in the area with concrete tiles it is considered that as a new house the proposal should use slate roofing. The proposed Marley Modern tile is a smooth grey tile but is of particularly thick profile and it is not a suitable alternative for slate. These alternative materials can be required by a condition.

Impact on Neighbouring Houses

- 7.9** The proposed house would have a similar plot size and layout to the established properties within the street. There would be no significant overshadowing of any property, as the new house would be located to the north of the adjacent bungalow (No.16) and built at a slightly lower level than Dunira House. Windows on the south side facing no.16 would be limited to 3 small rooflights for the bathroom, en-suite shower room, and the roof space of the sun room, and it is not considered that any of these windows would give rise to overlooking. On the north side, there would be two small ground floor windows (for a WC and utility room) and a rooflight over the stairs, and as the property would be lower than Dunira House

there would be no overlooking. At the rear, various windows would face into the application plot's own back garden, while the balcony at the front would face towards Dalmuir Park. Overall, it is considered that the proposal would have no significant impact upon the lighting or privacy of any neighbouring property.

- 7.10** At the time of the previous application for planning permission in principle concerns were raised by objectors about the condition of the boundary/retaining wall along the side of no.16. The agent has indicated that it is not proposed to undertake any change in ground levels and that the existing wall would be unaffected by the proposal, as the new house would be set back from it and would not rely upon the wall for any structural purpose. The condition of the wall would however be assessed by an engineer and any appropriate repairs would be undertaken.

Technical Issues

- 7.11** The proposed driveway would be positioned at the side of the proposed house as required by Condition 2, and would provide an adequate number of parking spaces. The front wall would be lowered to provide visibility splays for the access onto Overtoun Road. Drainage arrangements are still under discussion with Scottish Water but it is envisaged that the surface water will be dealt with by way of either the public sewer or a soakaway on the site. The driveway would provide access to a dedicated bin storage area at the rear of the property. All of these details are considered to be acceptable.

8. CONCLUSION

- 8.1** Planning permission in principle has already been granted for the erection of a 1½ storey house on this plot, and the proposals accord with the conditions of that permission. Subject to changes to the finishing materials, the proposed house is considered to be acceptable in its design and layout and it would not have any unacceptable impacts upon neighbouring properties. Overall, the proposal is considered to be consistent with all relevant development plan policies.

9. CONDITIONS

- 01. Notwithstanding the details shown on the approved plans, permission is not granted for the use of synthetic stone, Marley Modern roof tiles, or timber facing boards on the dormer window. No development shall commence until such time as details and specifications of alternative external materials have been submitted to and approved in writing by the Planning Authority. Unless otherwise agreed, such materials shall include:**

- Light coloured wetdash or drydash render with red brick contrast material;
- Natural slate roofing, and natural slate dormer facings
-

The materials shall thereafter be implemented as approved.

02. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
03. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved
04. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
05. Prior to the commencement of works the position of the building shall be pegged out on site for inspection by the Planning Authority.
06. 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 only between the following hours unless otherwise approved in writing by the Planning Authority:
Mondays to Fridays: 0800 -1800
Saturdays: 0800-1300
Sundays or Public Holidays: No working.

Peter Hessett
Strategic Lead- Regulatory
Date: 1 December 2017

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

Appendix: None

Background Papers: 1. Application forms and plans.

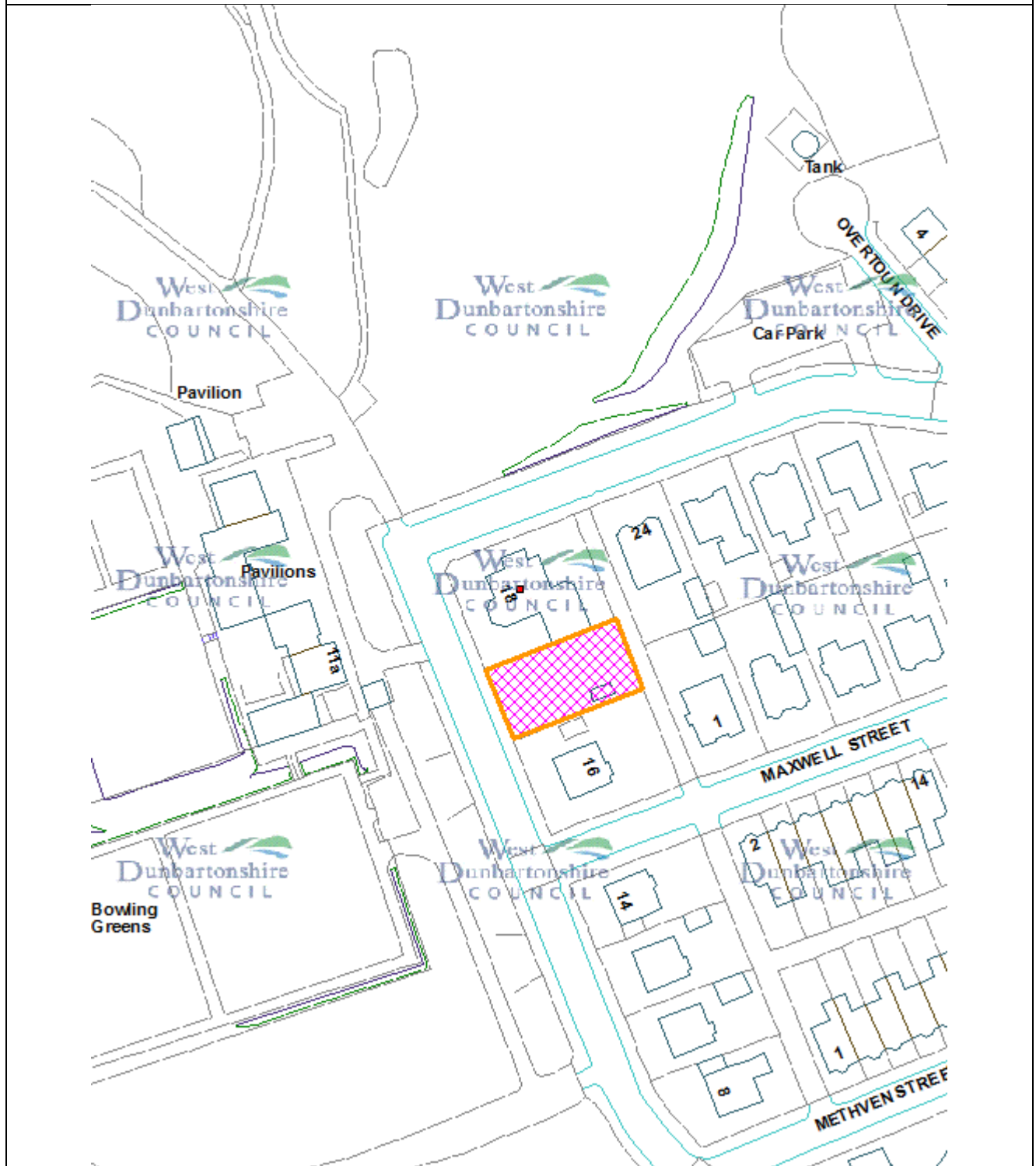
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP Proposed Plan
4. Consultation Responses
5. Representation

Wards affected: Ward 5 (Parkhall North Kilbowie And Central)

DC17/242

Erection of 1 1/2 storey
dwellinghouse in garden
ground of Dunira House
(DC14/196)

Dunira House
18 Overtoun Road
Clydebank
G81 3RE



WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee: 20 December 2017**

DC17/231 **Erection of energy centre with associated flues, plant equipment, car parking, new access and relocation of substation including reconfiguration of road and associated works Queens Quay, Alisa Road Clydebank by Clydeside Regeneration Ltd c/o Dawn Development**

1. REASON FOR REPORT

- 1.1** This report relates to an application which is of local interest 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** planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The wider site consists of 23ha of land which once comprised the majority of the former John Brown's shipbuilding yard. It extends for approximately half a mile along the northern bank of the River Clyde, and is bordered to the north by Glasgow Road and by the rear of buildings along Dumbarton Road. The site bounds Cable Depot Road to the west and Cart Street/Alisa Road to the east. It is located in a prominent and central position within Clydebank, adjacent to the main A814 road and within 200m of the town centre shopping area at Sylvania Way South.
- 3.2** The site was last used for heavy engineering purposes in the early 2000s, and the only remaining structures on the site are the A-listed Titan Crane and the adjacent quay structures and hard standings around the old fitting-out basin. Planning permission in principle was granted in September 2016 for a mixed use development comprising predominantly residential development to the west with a mix of retail, commercial and leisure uses around the basin and a health quarter to the north of the basin (decision DC15/234). The consent included a Design Framework plan which set out broad uses for each of the development parcels, key road and path routes, and civic/open spaces. It was accompanied by a design principles document to guide future development on the site. Detailed permission was granted in April 2017 for the formation of new spine road (including junction alterations at Cart Street,

Alisa Road and Cable Depot Road), formation of public realm around the basin and river edge and landscaping strategy for full masterplan site.

- 3.3** This current full application is for an energy centre which will be the largest District Heating System (DHS) in Scotland and will be owned and operated by the Council. It will capture a heat network from the River Clyde and supply it to householders and businesses directly. It will form part of the first phase of development and will be installed along with the recently approved infrastructure. Within the energy centre water source heat pumps will extract water from the River Clyde which will remove the heat source returning the cool water to the River Clyde. A network of insulated pipes will be used to deliver heat in the form of hot water or steam from the point of generation to an end user. Eventually the spent water will be distributed back into the basin. Additional piping will be located in the wider area to facilitate connections to new homes as well as public buildings such as the college, leisure centre, and healthcare buildings.
- 3.4** The District Heating System is to be located adjacent to the West College Scotland Clydebank Campus. This location has been selected to allow optimum water extraction and distribution of heating and cooling. The building is in line with the main building line of the college in order to give it prominence and will be a feature adjacent to the public realm and riverfront path. The development comprises a modular building over two levels to accommodate gas boilers, water source heat pumps, pressurisation units, heating header, cooling header distribution pumps together with a control and management system to operate and monitor the system and transformers. An on-site office and welfare facilities will be located on the mezzanine level. The building footprint will be 24 metres by 36.5 metres. To the North-west of the building there will be 7 chimneys within a lattice steel structure and mesh enclosure. This structure will be 31 metres in height. On the south side there will be two thermal stores, a gas governor and the relocated substation from Alisa Road. Eight car parking spaces will also be formed within the development site.
- 3.5** The application includes the reconfiguration of Alisa Road which allows Arrivals Square to be linked with Alisa Road and the relocation of the existing substation to the energy centre. These alterations to Alisa Road will help to facilitate vehicular access to the Queens Quay site especially for buses accessing the college site and Arrivals Square.
- 3.6** A number of technical reports have been submitted as part of this application. including Drainage Strategy Plan, Environmental Risk Assessment Report, Geotechnical Design Report, Noise Impact Assessment, Water Quality Assessment and Design and Access Statement.

4. CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads Service has no objection subject to the provision of one parking space for disabled badge holders and two cycle parking spaces.
- 4.2 West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to contaminated land and control of construction activities.
- 4.3 West Dunbartonshire Council Estates Service has no objection to the proposed development.
- 4.4 West Dunbartonshire Council Regeneration Service supports the proposal in terms of the wider benefits it will bring for Clydebank in the future, its positive impact on the overall Queens Quay development and its close proximity to other facilities within the site - particularly around the tidal basin. The building has a prominent setting which will raise awareness of district heating with residents and visitors. In addition, the proposed elevations and drawings suggest that the building will be of a high quality design and will provide an interesting and educational focal point as part of a number of existing and proposed facilities around the tidal basin area.
- 4.5 Glasgow Airport Safeguarding has no objection subject to a condition requiring a bird hazard management plan.
- 4.6 Historic Environment Scotland has no comments to make in respect of the impact on the setting of the Titan Crane.
- 4.7 West of Scotland Archaeology Service have recommended a condition to ensure the recording and recovery of any archaeological resources.
- 4.8 Scottish Environmental Protection Agency have no objections to the proposal in respect of the flood risk measures proposed.
- 4.9 Marine Scotland, Scottish Water and Scottish Power Energy Networks have no objections to the proposal.

5. REPRESENTATIONS

- 5.1 One representation has been received from the adjacent college who welcomes the creation of the above centre and the investment in the Queens' Quay area. The energy centre will assist in addressing the Scottish Governments climate change targets and the wider social responsibility targets in the Queens' Quay area especially fuel poverty. The College have indicated that they would welcome further engagement in regard to the following matters:

- Low level continuous noise affecting the teaching environment;
- The thermal stores, chimneys and gas governor housing all face

- the college but are as yet undefined in terms of size and scale;
- The timing of the relocation of the substation will have an impact upon the college as it is potentially providing utilities to the College and especially the case during key periods for the College such as exam diets during May and June each year;
- The timing of any build project especially relevant during the initial stages of foundation, and subsequent construction to ensure limited impact upon the College;
- The overall Queens' Quay traffic management. The current access / egress road to the College car park is not a through road. This proposal does result in the College becoming "an island" with potentially traffic now circulating 360 degrees around the building. Consideration of pedestrian access to and from the College requires further consideration; and
- How College students can (i) be given access to the construction phase of the project and (ii) once established how students could access the technology being used in a real life situation.

5.2 The issues raised by the college have been passed to the agent to allow a discussion to take place regarding the construction arrangements for the District Heating System and the learning benefits that the students from the college can derive from this technology.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The application site is identified as a regeneration priority, and under Policy RP1 there is support for the redevelopment of underused, vacant and derelict land. The majority of the overall site is identified as housing development opportunities for private sector and social housing under Policies H1 and H3. The provision of an energy centre would assist in the delivery of housing on the site and would therefore comply with these policies.
- 6.2** Design and layout considerations are set out in Policy GD1 which outlines that all new development is expected to be of high quality design and to respect the character and amenity of the area in which it is located. Policy BE2 aims to ensure that in relation to any works affecting a listed building or its setting, its appearance, character and setting is not adversely affected. In accordance with Policy DC3, development within the safeguarding zone around Glasgow Airport, should not affect the operational integrity or safety of the airport.
- 6.3** Policy PS3 encourages improved or new public services with particular regard given to areas of social and economic need, areas in close proximity to new housing and to facilitate future development opportunities. Policy DC6 permits renewable energy development where it can be established without unacceptable detriment to the landscape, natural and built heritage, sport and recreation interests and local amenity. The energy centre proposals are all

considered to comply with the above policy requirements as discussed in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) 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 will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The "Our Changing Place" section of the Plan sets out the Council's strategy for Queens Quay as a predominantly residential development site, with support for other uses including business and industry, public services, leisure, cafes, hotels, education, retail and green network enhancements. Through "Our Changing Place" the Proposed Plan supports the proposal for the energy centre which will enable the desired mixed use development to take place in an energy efficient way.
- 7.3** Design and layout considerations are set out in Policy DS1, which outlines that all development will be expected to contribute towards creating successful places by having regard to the relevant criteria of six qualities – distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, welcoming. Policy BH3 states that development that would affect the special interest, character or setting of a listed building will not be permitted and that appropriate enhancement of listed buildings will be supported. Policy GE5 presumes against development that would adversely impact on the operations of Glasgow Airport or which would be adversely affected by aircraft noise. The energy centre proposals are considered to comply with these policy requirements.
- 7.4** Under Policy GN3 protection is given to the Inner Clyde Special Protection Area (SPA) and SSSI, whereby development that adversely affects the integrity of sites designated for nature conservation or harms protected species will not be permitted except in specific circumstances. It is considered that the proposal will not adversely affect the qualifying interest of the SPA and will comply with this policy as this has been fully addressed through the planning permission in principle and infrastructure permissions.
- 7.5** Policy DS5 outlines support for renewable energy where it avoids significant adverse impact on the green network, built heritage, aviation interests or impact on communities.

National Guidance

- 7.6** National Planning Framework 3 highlights the ambition of the wider national standards for at least 80% reduction in greenhouse emissions by 2050 and achieving at least 30% of overall energy demand from renewables by 2020. Heating and cooling constitutes around half of the total demand with a number of new and planned district heating schemes. It recognises that there are significant opportunities to use renewable and low carbon heat energy and new development should be future-proofed to ensure that connections to existing or planned heat networks are taken forward as soon as viable.
- 7.7** Scottish Planning Policies (SPP) supports the change to a low carbon economy to be consistent with national objectives and targets. Support is given to a diverse range of electricity generation including the development of heat networks. The proposed district heating system is in accordance with both NPF3 and SPP.

Principle of Development

- 7.8** The principle of redevelopment of this site has been established by the granting of planning permission in principle decision DC15/234. The installation of a District Heating System will supply heat energy to residential properties, the health and care buildings as well as future commercial and industrial uses and some existing uses, in an energy sustainable way. The provision of this type of heat is low cost and carbon efficient and the networks have the ability to balance supply and generation of heat across location. Over the course of the day heat demands can shift between residential consumers to commercial, industrial and public buildings and the heat network can match and manage these flows whilst maximising the utilisation of the plant providing the heat. Demand can also be managed around seasons. The Council's approved Renewable Energy Guidance produced to underpin Policy DS5 states that the Council wants to encourage greater investment in renewable energy to play its part in reducing carbon emissions and fully supports the use of heat networks within development proposals. Therefore the principle of a District Heating System on this site is fully supported.

Design and Location of the Energy Centre

- 7.9** Given the prominent location of the energy centre its design has been subject to detailed discussions in order to create a high quality innovative design and a visitor attraction on the waterfront. The energy centre will be constructed using high quality materials and will become a feature on the water edge. The centre will be adjacent to the college building and will sit at the perimeter of a wider proposed mixed use area and will have aspects onto Alisa Road as well as the landscaped area facing the river. The building has been designed not only to be functional but also to be of interest to the public in terms of its operations. Its main design quality will be through the use of high quality materials. It will be a metal clad building with a large window framing a view of the interior and inner workings of the energy centre. It will have a "mirrored" finish top lip feature and will use the same black polished brick on the basecourse of the building which is used on the adjacent leisure centre.

The rest of the building will be formed in a grey metal cladding panel covered with a metal mesh material of a weathered corten finish which is a reference to the historic past of the site. The chimney flue encasement will enclose 7 flues and it will be of a triangular form on 6m by 6m base. A proprietary skin of mesh panels as a series of scales will be used and this will encourage the interaction of both natural and artificial light. It will be 31 metres in height which will be of slightly less height of the adjacent Titan Crane. The use of a gold colour metal material will provide a very dramatic feature to the simple design of the adjacent building and will providing a referencing point for the future of Clydebank. The new building and chimney encasement will be enhanced by lighting at night and will compliment the Titan Crane and the adjacent college building.

Natural Heritage and Technical Issues

- 7.10** In respect of the wider historical and cultural heritage assets, these have been assessed by the Planning Permission in Principle and conditions were imposed to ensure the recommendations of the Environmental Impact Assessment and the accompanying archaeological reports are complied with. However as this is a full application a condition is attached requiring an archaeological investigation to be carried out and a Written Scheme of Investigation will be required to ensure the recording and recovery of any archaeological resources discovered.
- 7.11** The Inner Clyde Special Protection Area (SPA), Site of Special Scientific Interest and Ramsar site are directly south of the site boundary. Mitigation measures in terms of the Habitats Regulations Appraisal (HRA) report as part of the planning permission in principle related to controlling visual and/or noise disturbance using screen fencing along the edge of the linear park bund, using sympathetic piling techniques during the main redshank wintering period (September to early April), encouraging public use of designated paths routes away from sensitive areas, and increase native vegetation screening through a riparian edge zone. Conditions are proposed similar to those imposed on the Planning in Permission consent.
- 7.12** There is some contamination on the site consistent with its former shipyard use and the applicant has submitted an Environmental Risk Assessment Report and a Geotechnical Design Report. The Environmental Health Service is broadly satisfied with these reports on the basis that the proposed development is of a commercial/industrial nature, however there are various outstanding details which require to be resolved prior to development commencing. These matters can be addressed by conditions. Similarly, a Noise Impact Assessment has been submitted which is acceptable but requires additional information which can also be addressed by a condition.
- 7.13** The site is under the flight path of Glasgow Airport and Glasgow Safeguarding Team and can be addressed by a condition requiring a bird hazard management plan, as requested by Glasgow Airport.

8. CONCLUSION

- 8.1** The provision of a District Heating System as part of the redevelopment of the Queens Quay area is fully supported by national policy, the adopted and local development plan policies which identify the site as a key regeneration site suitable for a mixed use development and encourages the use of more sustainable heat networks. The proposed energy building and associated chimney enclosure have been designed to be operational but also to embrace the high quality design principles expected for development on Queens Quay. The District Heating System will be used to principally serve the new development taking place on Queens Quay however there is potential for it to be extended to the existing and wider area. The development of a District Heating System will help to assist in reducing fuel poverty, whilst providing heat networks in a sustainable way.

9. CONDITIONS

- 01. Unless otherwise approved in writing, no development shall commence until details and specifications of all external materials (other than the materials agreed within the email from ADF Architects received on 23 November 2017 including colour G16044 for the chimney flue mesh enclosure) shall be submitted for the further approval of the planning authority and implemented as approved,**
- 02. Unless otherwise approved in writing, no development shall commence on site until full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved, unless otherwise approved in writing with the Planning Authority.**
- 03. Unless otherwise approved in writing, no development shall commence on site until details of the landscaping scheme for the site shall be submitted for the further written approval of the planning authority and implemented as approved not later than the next appropriate planting season after the use of the building. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.**
- 04. Unless otherwise approved in writing, no development shall commence on site until full details of any external lighting including floodlights shall be submitted for the further written approval of the Planning Authority and implemented as approved.**
- 05. Unless otherwise approved in writing, no development shall commence until such time as detailed arrangements to ensure that all public roads are kept free of deleterious material have been submitted to and approved in writing by the Planning**

Authority. Such measures should include wheel washing, rumble bars and mechanical brushing. Thereafter, the approved arrangements shall be implemented as approved.

- 06. Unless otherwise approved in writing, no development shall commence on site until such time as an amended noise impact assessment prepared by a suitably qualified person has been submitted to and approved in writing by the Planning Authority. In addition to the information contained in the previously submitted "New Acoustics Noise Impact Assessment 21 April 2017" the amended noise impact assessment shall include an assessment of noise arising from plant/equipment and such amended proposals for the attenuation of noise affecting nearby properties as may be appropriate. Any such approved noise attenuation scheme shall thereafter be implemented throughout the course of the construction period and thereafter the site shall operate in accordance with an ongoing attenuation requirements so approved.**
- 07. 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: 08.00-18.00
Saturdays: 08.00-13.00
Sundays and public holidays: No working**
- 08. No piling works shall be carried out until a piling method statement prepared by a suitably qualified person 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: 1984 '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. Thereafter, all piling works shall thereafter be carried out in accordance with the approved method statement, and no piling work shall take place outwith the following hours as stated in Condition 7 above.**
- 09. Unless otherwise approved in writing, no development shall commence 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 construction work, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully during any of the identified dust generating activities**

commencing on site, unless otherwise approved by the Planning Authority.

- 10. Unless otherwise approved in writing by the Planning Authority, no development shall commence until such time as detailed proposals for the treatment of the areas where there are existing obstructions (i.e. reinforced concrete slabs and demolition arisings such as former crane foundations) (as noted in the Environmental Risk Assessment Report June 2017 and the Geotechnical Design Report September 2017) have been submitted to and approved in writing by the Planning Authority. Such proposals shall include proposals for additional site investigations of any areas so exposed, and no development shall take place within such areas until such time as any resultant remediation works which may be necessary in the light of these investigations have been approved by the Planning Authority. Any such remediation works shall thereafter be implemented as approved.**
- 11. Unless otherwise approved in writing by the Planning Authority, no development shall commence until such time as details of the 'ongoing gas measurements' referred to in Section 6.1 of the Geotechnical Design Report September 2017 have been submitted to and approved in writing by the Planning Authority. Such details shall include:**

 - a) An updated assessment of the potential risks; and**
 - b) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.**

Any approved remedial works shall thereafter be implemented as approved.
- 12. Unless otherwise approved in writing by the Planning Authority, the approved remediation scheme (including any further remediation required under conditions 10 and 11 above) shall be carried out and implemented fully prior to the commencement of the relevant phase of development (other than work required to carry out remediation). 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 the remediation works for each phase and prior to the area concerned being made accessible to the public, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority**
- 13. 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 prior to any development (other than such works as may first be agreed with the Planning**

Authority) commencing. Any actions ongoing shall be implemented within the timescale agreed with 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 by the Planning Authority.

14. The presence of any previously unencountered 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 affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. Such amended remediation scheme shall thereafter be implemented as approved.
15. Unless otherwise approved in writing, no development shall commence until such time as a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall secure the implementation of the approved Scheme which shall incorporate the recommendations set out in the Archaeological Mitigation Strategy, and ensure the recording and recovery of archaeological resources during works approved by this consent is undertaken in agreement with the Planning Authority and West of Scotland Archaeology Service.
16. Unless otherwise approved in writing, no development of any of the landscaped areas shall commence until such time as a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of:
 - The organisation(s) responsible for implementing the Bird Hazard Management Plan on an ongoing basis;
 - Arrangements for the management of fruit and berry bearing trees and shrubs to dissuade hazardous flocking bird species that may exploit these potential food sources;
 - Arrangements for the management of grassed areas to discourage hazardous birds; and
 - Arrangements for the management of potential nesting and roosting habitat.

The approved Bird Hazard Management Plan shall be implemented within a timescale agreed with the Planning Authority. It shall remain in force for the life of the development. No subsequent alterations to the plan shall take place unless firstly agreed by the Planning Authority in consultation with Glasgow Airport.

17. Notwithstanding the submitted plans one car parking spaces shall be identified for use by a disabled badge holder only and two cycle spaces shall also be identified.
18. This approved development shall comply with the terms of the Construction and Environmental Management Plan and details approved under Condition 16 and 17 of planning permission DC15/234.

Peter Hessett
Strategic Lead - Regulatory
Date: 20 December 2017

Person to Contact: Pamela Clifford, Planning & Building Standards Manager

email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

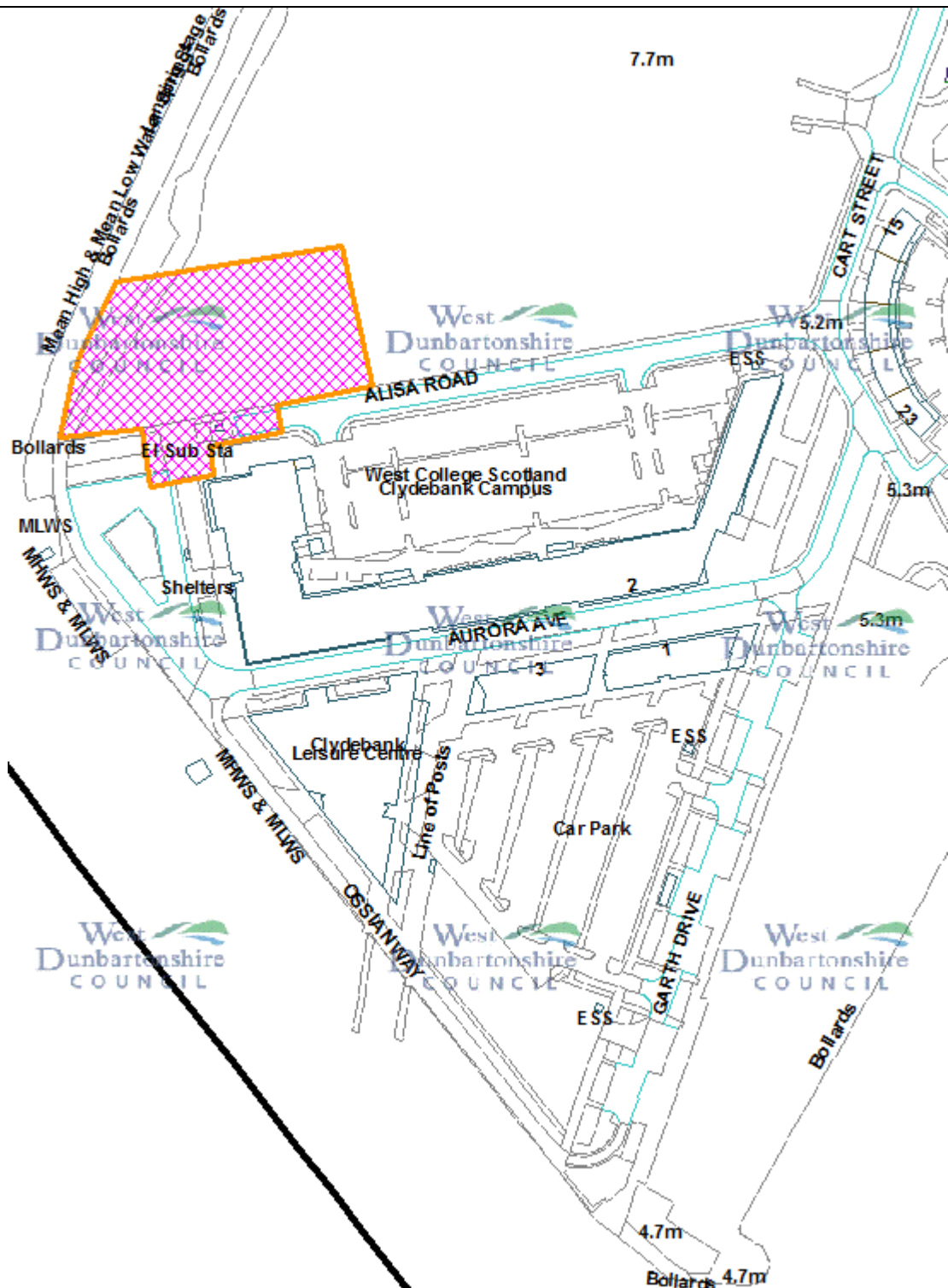
1. Application Forms and Plans
2. Supporting Documents
3. Consultation Responses
4. West Dunbartonshire Local Plan 2010
5. West Dunbartonshire Local Development Plan Proposed Plan 2016
6. National Planning Framework
7. Scottish Planning Policy
8. Planning permission DC15/234 and DC16/240

Wards affected: Ward 6 (Clydebank Waterfront)

DC17/231

Erection of water source
heat pump energy centre
with associated flues, plant
equipment, car parking,
access, and relocation of
substation including
reconfiguration of road and
associated works

Development Site
Alisa Road
Clydebank



West Dunbartonshire Council
Report by the Strategic Lead – Regulatory
Planning Committee: 20 December 2017

Subject: Place and Design Panel – Terms of Reference and Governance

1. Purpose

- 1.1 To seek approval for the terms of reference and governance arrangements of the Place and Design Panel.

2. Recommendation

- 2.1 It is recommended that the Committee approve Appendix 1 as the terms of reference and governance arrangements for the Place and Design Panel.

3. Background

- 3.1 The Council agreed on 24th February 2017 to commit to a West Dunbartonshire Design Panel – a vehicle used in many Councils to help ensure future quality new build. A report was agreed by the March Planning Committee regarding the next steps of setting up the Design Panel. To distinguish the difference in practices of our Design Panel to those that exist; the Place and Design Panel was launched at an event in August organised by the Improvement Service which was attended by over 80 people including officers from West Dunbartonshire and other Councils, housebuilders, architects and academics.
- 3.2 The Place and Design Officer Ashley Mullen was appointed in September 2017 and she has been working to set up the Panel by getting the support of key organisations such as the Scottish Government, the Improvement Service, Architectural and Design Scotland (ADS), Homes for Scotland and Glasgow & Strathclyde Universities as well as architects, landscape architects and planners.
- 3.3 The research conducted by the Place and Design Officer was further supplemented by a Skills and Criteria Event held in October 2017. At the event representatives of the wide ranging support network (as detailed above) attended a round-table workshop to discuss the range of skills necessary for the successful operation of the Panel and the criteria used for the Panel workshops.
- 3.4 The Council has agreed with the Professor in Urban Studies at Glasgow University to collaborate on a PhD research project examining how the Council is equipped to meet the Scottish Government's key priorities for Place Making in recognition that the Council are investing in the Place and Design Panel and elevating the importance of design quality in the built environment.

4. Main Issues

- 4.1** The Place and Design Panel (the Panel) will convene from January 2018 functioning as an independent body of experts brought together to review development proposals, masterplans, public realm projects and policy work in a workshop environment. With a number of the area's key regeneration sites being progressed the Panel will play a key role in raising the quality of development which will assist in creating good quality places and changing future perceptions and the economic fortunes of West Dunbartonshire. Much of the work of the Panel will centre on Queens Quay to create an outstanding place. The Place and Design Officer has formulated the Terms of Reference and Governance for the Place and Design Panel and this is contained in Appendix 1.

Remit

- 4.2** The role of the Panel will be to engage, collaborate, inspire and enable the delivery of good quality places. The Panel will identify weak, inappropriate development at a very early stage in the development process and will provide objective, professional advice to designers, developers and other council services; such as Consultancy Services, Asset Management, Capital Investment team, Roads and Housing services.. It will help to give confidence and consistency to decision makers in the development process. Its main aim is to drive high quality design of the built environment and the urban context in which it sits. It will be an enabler and not an obstacle maker; and it will work collaboratively with developers, architects and agents.

Skills and Panel Composition

- 4.3** The Place and Design Panel will consist of a 'pool' of 20 built environment professionals, recruited via an advertisement campaign, working in the disciplines of architecture, landscape architecture, urban design, development, planning, environmental sustainability, engineering, and infrastructure.

An additional 8 posts will be populated by skills such as: Historian, Artist, police liaison, ecologist, conservation expert and other such professions, person or group that would add value to the process. The Panel will meet monthly for no more than 2 hours and will review 2 projects at each sitting.

Project Review

- 4.4** The Projects that will be subject to review are those classified as Major Development or key development sites. Types of projects expected to be brought to the Panel include residential and commercial developments, civic and public buildings, masterplans, public realm projects as well as site briefs, supplementary planning guidance, planning and housing policies.

Future activities of the Panel could include community project activities whereby the panel workshop can engage community groups who are seeking to implement or undertake place making projects that improve their local area.

Operation of the Panel Workshop

- 4.5** The Place and Design Officer will facilitate and co-ordinate the Place and Design Panel workshops and will manage the administrative operations of the panel on the projects that will come to the workshops for review.

Pre-Panel information about the project will be prepared and circulated to Panel members by the Place and Design Officer in advance of the Panel sitting.

This stage will provide a chance to establish the key information about the project, the areas where the project could be assisted by the Panel and an opportunity to offer the presenter some advice on the best way to present to the Panel. It is recognised in the terms of reference that not all projects will be at the same stage or seek the same input from the Panel and this is an opportunity to resolve key issues at an early stage.

The workshop will be the vehicle for round table design review and conversation against criteria and points of discussion outlined by the Place and Design Officer in the Pre-Panel Information. The criteria for review will be derived on a case by case basis and made up with consideration of the following;

- Reflecting the aspirations of the Council In pursuance of the objectives of driving high quality design, raising aspiration, enabling development, increasing economic vitality and elevating levels of health and well-being.
 - Reflecting on the output from any Design Charrettes or community engagement that has been undertaken, including the results of the use of the Place Standard tool.
 - Widely published and recognised Objectives Of Good Design.
- 4.6** Formalised recommendations will be established and voted on by Panel members. The outcomes of the Panel sitting will be detailed in the report from the Place and Design Officer for use in consideration during the design process and used to inform future Panel sittings in relation to a particular project. It will outline the key areas of discussion and the consensus reached by the Panel, providing recommendations relating to the project. The report would be submitted with the planning application supporting documents and will form a material consideration in the determination of the planning application.
- 4.7** The Place and Design Panel is unique in the way it is approaching place and design review in comparison to the delivery of other existing Design Review Panels; in recognition that a ‘one size fits all’ model cannot always be adopted when approaching place and design review; the first sitting of the Place and Design Panel will be a pilot. Therefore the terms of reference and governance may evolve as the Place and Design Panel adapts to meet the requirements of its role. A Panel Monitoring Board will be set up to assist in reflecting on the activities of the Panel and this will include representatives of the Scottish Government, The Improvement Service, Architecture and Design

Scotland, the University of Glasgow and Senior Council officers- Strategic Director or Strategic Lead.

5. People Implications

- 5.1 There are no people implications as members of the Panel will not be employees of West Dunbartonshire Council.

6. Financial Implications

- 6.1 There are no financial implications in terms of this report.

7. Risk Analysis

- 7.1 There are no risk issues with this report.

8. Equalities Impact Assessment (EIA)

- 8.1 An initial equalities impact assessment has been undertaken. The Panel has potentially positive effects in reaching people and will ensure the expert panel are informed by the duty to eliminate discrimination, promote equal opportunities and promote health and well being in all that it does.

- 8.2 At this stage the EIA has identified that actions should ensure it is as open and representative as possible in all of its undertakings and in its composition.

9. Consultation

- 9.1 The Place and Design Panel is establishing its operations after a wide range of consultation/support from key organisations such as the Scottish Government, the Improvement Service and Architecture and Design Scotland and Urban Design Academics from the Universities of Glasgow and Strathclyde, Homes for Scotland, nationally recognised Architects, built environment professionals and Planners, developers from the public and private sectors.

10. Strategic Assessment

- 10.1 The Design Panel is considered to align with all the strategic priorities; in particular improving the strength of and growing the local economy and investing in regeneration which takes account of the environment and sustainability.

Peter Hessett
Strategic Lead - Regulatory

Date: 20th December 2017

Person to Contact: Pamela Clifford, Planning & Building Standards
Manager,
pamela.clifford@west-dunbarton.gov.uk
0141 951 7938

Ashley Mullen, Place and Design Officer
ashley.mullen@west-dunbarton.gov.uk
01389 737775

Appendices: Appendix 1 – Terms of Reference and Governance
Place and Design Panel

Background Papers: Equality Impact Assessment

Wards Affected: All

Terms of Reference & Governance

1 Introduction

1.1 Background

The Place and Design Panel is a new vehicle to assist the Council in delivering regeneration, increasing economic vitality and raising aspirations around achieving better places and improving the design quality of the built environment in West Dunbartonshire. With a number of key regeneration sites being progressed, the Panel will play a key role in raising the quality of development which will assist in creating better places and changing future perceptions and the economic fortunes of West Dunbartonshire. While the Panel will look at the key development sites across West Dunbartonshire Council, much of the initial work will be around Queens Quay, where there is a real opportunity to create an outstanding place: - a destination neighbourhood, on this flagship site for the Council.

Inception of the West Dunbartonshire Council - Place and Design Panel (The Panel) was borne out of the ambition to elevate the agenda of Place Making and to raise the overall quality of design standard that is expected within West Dunbartonshire. The link between health and wellbeing of the existing and future community. These priorities are strongly interlinked with the quality of design and place.

Development proposals must demonstrate that the very highest levels of design consideration are being achieved. The Place and Design Panel will assist in enabling high quality design to ultimately promote sustainability, inclusivity and overall health and well being in West Dunbartonshire.

The West Dunbartonshire Council Planning Performance Framework 2017 identified the extensive work already being undertaken by the Planning and Building Standards Service to work collaboratively with all parties involved in the planning and implementation of regeneration and development projects. The Planning and Building Standards Service is identified as a lead service in delivering the first priority of economic growth and employability through the local development plan process and planning and building application process.

The purpose of the Place and Design Panel is not to duplicate or replace existing mechanisms in the Planning process; the aim is to secure high quality development with rigorous, early and effective dialogue between all those involved in the development process, providing additional, impartial, expert design review to inform the planning process and to strengthen the position under which we secure high quality development.

1.2 Context

West Dunbartonshire is a post industrial town located 8 miles from Glasgow. In Urban Design terms it is perfectly located to function successfully on the fringe of the City. A 10 minute train journey or 20 minute car journey affords the residents a direct and easy link to Glasgow and further afield. The area is also easily accessible by those living outwith.

There are existing prestigious natural assets punctuating and framing the geography of West Dunbartonshire such as; Loch Lomond (the gateway to the National Park), the proximity and vast frontage to the River Clyde, the Kilpatrick Hills (a favourite with hill walkers and 'gateway' to the Highlands) and important scheduled monuments: the Forth and Clyde Canal and the Antonine Wall (a World Heritage site).

The landscape is further enriched by additional historically significant structures such as Dumbarton Castle, with the longest recorded history of any stronghold in Scotland and the Titan Crane, a Grade-A listed structure and a key instrument in the extensive shipbuilding history of Queen's Quay - the former John Browns Shipyard on the River Clyde where world renowned ships such as HMS Hood, RMS Queen Mary and the QE2 were built.

Much of the urban fabric in Clydebank was destroyed in the 2nd World War during the WW2 Blitz campaign by the German Luftwaffe. Later, with the collapse of the shipping industry on the Clyde, vast areas of waterfront land of extraordinary importance, at John Brown's Shipyard (Queen's Quay), Dumbarton Waterfront, Exxon and Carless sites were left vacant. This provides us today with a rich, unique historical and geographical context with exceptional opportunities to regenerate with development solutions that respond to these assets.

2 Panel Composition and Remit

2.1 Remit

The Place and Design Panel (the Panel) will convene from January 2018. Set up by the Place and Design officer for West Dunbartonshire Council. The Panel will function as an independent body of experts brought together to review proposals in a workshop environment.

The Panel's remit is to engage, collaborate, enable and inspire development and reach consensus on delivery of quality of Place and Design. In fulfilling this, the Panel will identify weak, inappropriate development at a very early stage in the development process and give confidence and consistency to decision makers in that process. With a number of key regeneration sites being progressed the dialogue undertaken at the Panel will play a key role in raising the quality of development which will assist in creating better places and changing future perceptions and the economic fortunes of West Dunbartonshire.

2.2 Core Ethos

Provision of objective, professional advice to designers, developers and other council services will be the primary core purpose of the Place and Design Panel. Driving high quality design of the built environment and the urban context in which it sits is the critical consideration for all development projects coming before it. An enabler and not an obstacle maker. The Panel will work collaboratively with developers, architects and contractors and assist in the design process to see that those projects contribute to a culture of quality and a high standard of design excellence; resulting in a built environment that raises aspirations, elevates levels of health and wellbeing and increases economic vitality.

2.3 Composition of Skills

The Place and Design Panel will consist of a 'pool' of 20 built environment professionals working in the disciplines of;

- architecture

- landscape architecture
- urban design
- development
- planning
- environmental sustainability
- engineering
- infrastructure

An additional 10 posts will be populated by skills and areas of expertise such as;

- Historian
- Artist
- police liaison
- ecologists
- conservation expert
- the Accessibility Panel
- Equalities forum

and other such professions, person or group that the Chair, Place and Design Officer and Planning and Building Standards Manager feels would add value to the process.

Members of the Place and Design Panel will be selected following an advertising campaign targeting a broad range of expertise, experience, skills and/or achievements. Panel members may have experience in more than one professional field, for example a Panel member could be a member of the Young Planner's Institute and also skilled in heritage and conservation, transport or infrastructure. Applicants may be at the highest level in their career or inspiring young professionals.

The composition of each Design Review Panel will be chosen as far as possible to suit the scheme being reviewed. For example panels for schemes involving heritage buildings or contexts will include panel members with significant heritage expertise.

The pre-application process already has a mechanism whereby council services, stakeholders and organisations are brought together in the name of collaboration, such as;

- Historic Environment Scotland

- SEPA
- Police Liaison Officers
- Environmental Health professionals
- Conservation experts
- Roads engineers

The Panel is advisory and is in no way intended to replace the Council's regulatory approval process but can play an important, supplementary role where a specific issue could be identified and resolved at a very early stage with the right input.

Aligning the skills on the panel correctly in order to make the most of the workshop process is of critical importance and will be the work of the Place and Design Officer. Panel members are expected to offer West Dunbartonshire Council their best professional advice on matters of design and form related to buildings, public realm, landscaping, open space, masterplans and input into policies or other areas of Council whereby their input would be valuable.

2.4 Scope of Project Review

Projects that lie within the West Dunbartonshire Council area that are classified as Major Development or are identified as a key regeneration site will be required to come before the Place and Design Panel. The Panel is expected to provide critical input and advice on public and private development initiatives on public and private land. It may also be asked to consider projects outside this boundary if they are part of the contribution to the overall regeneration of the area.

(Figure 3.0 – Boundary of West Dunbartonshire – (to be added))

The types of projects expected to be brought before the Panel include:

Buildings and structures:

- Residential
- Commercial
- Industrial
- Retail
- Cultural and civic buildings,
- Landscape

- Parks

Masterplans:

- Conceptual and adopted masterplans for large development sites
- Site location plans and the appropriateness of the site layout in relation to the wider context of the area in which it sits.
- The links between the subject area of a masterplan and the wider urban context in which the masterplan sits.

Public realm projects:

- Community and pocket park proposals
- Squares and other public spaces
- Site specific infrastructure such as roads, crossings, parking provision
- Boulevards
- Recreational trails and paths
- Street furniture
- Pavilions
- Public gardens
- Public art

In addition the Panel can be used to inform the following:

- Development Plans
- Designation of development type to sites
- Development Briefs for sites being sold by the Council
- Design guidance documents for Council Services
- Built environment policies
- Community project activities

Future activities of the Panel would include engagement with community groups who are looking to implement their local projects. The Panel would offer the opportunity to seek design advice from a range of professionals who would not normally be available in such a capacity as is offered at the Panel workshops. Community groups undertaking their own place making activities can come to the Panel to seek advice on aspects of project delivery such as; professional services engagement, brief building, site acquisition, funding bids and connecting with key professionals or skills that can enhance their project outcome.

- The largest regeneration site in West Dunbartonshire is at Queen's Quay, where the infrastructure is being set in place ahead of project delivery. In order to ensure a coordinated approach by each development part, the Panel and Place and Design Officer will facilitate workshops that bring together the design teams on the initial key projects. Resolving public realm and landscaping strategies in order to avoid disjointed approaches being taken on individual schemes and resolving potential masterplan-wide fragmentation on design elements. This is an activity that the Panel can offer going forward; to coordinate the development parts of any future masterplan.

The Panel will consider the following key guidance documents in their reviews:

- National Planning Framework 3
<http://www.gov.scot/Topics/Built-Environment/planning/National-Planning-Framework>
- Scottish Planning Policy 2014
<http://www.gov.scot/Topics/Built-Environment/planning/Roles/Scottish-Government/Guidance>
- Green Infrastructure: Design and Placemaking (2011)
<http://www.gov.scot/Publications/2011/11/04140525/0>
- Creating Places
<http://www.gov.scot/Publications/2013/06/9811>
- Designing Streets
<http://www.gov.scot/Publications/2010/03/22120652/0>
- Development Plan (Proposed and adopted Plan and future plans)

Planning Guidance

- Renewable Energy, 2016
- Our Green Network, 2015
- Residential Development: Principles for Good Design, 2014

Other Planning Guidance

- Dumbarton Waterfront Path Planning Guidance, 2017
- Clydebank Business Park Planning Guidance,
- Pay Day Lending & Betting Shops, 2016
- Commuted Payments for Parking 2015
- Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, 2011
- Alexandria Town Centre Masterplan, 2008*
- Clydebank Design Guidelines (Page and Park), 2003*

Other Useful Information

- Kirktonhill Conservation Area Appraisal March 2016
- Kilpatrick Hills Local Landscape Area: Statement of Importance, 2015
- Clydebank Charrette report, 2015
- Dumbarton Rock & Castle Charrette Report, 2015
- Bowling Basin Charrette Report 2014
- Dumbarton Town Centre & Waterfront – Revised Urban Strategy, 2014
- Clydebank Retail Strategy, January 2012*
- Alexandria Streetscape Design Guide, 2007*
- Dumbarton Town Centre Public Realm Design Guide, 2001*
- Clyde Riverside Masterplan, 2000*

Further information on the Protocols on Facilitating Appropriate Development on Key Development Sites and Development Management Advice Notes and Design Guides, including electronic versions of the documents can be found here;

<http://www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/other-guidance-and-information/>

Documents marked with (*) are not available in electronic versions.

3 Principles of Design Review

Design review is a well-established way of improving the quality of design in the built environment and it is now recognised in the National Planning Policy Framework. For design review to succeed it must offer consistently high standards in the quality of the advice it offers. It must also follow a robust and defensible process. The overarching principles in which the Place and Design Panel will operate are as follows;

Independent – it is conducted by people who are unconnected with the scheme's promoters and decision makers, and it ensures that conflicts of interest do not arise.

Expert - the advice is delivered by suitably trained people who are experienced in design, who know how to criticise constructively and whose standing and expertise is widely acknowledged.

Multidisciplinary - the advice combines the different perspectives of architects, urban designers, town planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.

Accountable - its advice must be clearly seen to work for the benefit of the public. This should be ingrained within the panel's terms of reference.

Impartial - the advice is informed by independent experts, people who are unconnected with the scheme's promoters and decision makers, and it ensures that any potential conflicts of interest are managed in an open and transparent way.

Transparent – the panel's remit, membership, governance processes and funding should always be in the public domain.

Proportionate – it is used on projects whose significance in the opinion of the Council, warrants the investment needed to provide the service.

Timely - the advice is conveyed as early as possible in the design process, because this can avoid a great deal of wasted time.

Advisory - it offers impartial advice but does not make decisions.

Objective – it appraises schemes according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.

Accessible – its findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

4 Independence, Confidence and Integrity

- 4.1 The Panel is implemented by West Dunbartonshire Council and managed by the Place and Design Officer who is an employee of the Council. Appointment processes for panel members, administration of meetings and the issuing of reports are all managed by the Place and Design Officer. Selection of panel members, dates of meetings, attendees and the venue for meetings, including on Council premises are agreed in partnership with the Planning and Building Standards Manager.
- 4.2 The panel members and chair shall abide by the general principles contained in the code of conduct for West Dunbartonshire Council's employees and a copy of the code of conduct will be provided to panel members.
- 4.3 Panel members shall keep confidential all information acquired in the course of their role on the panel, with the exemption of the Reports that are in the public domain.

5 Formation of the Panel

5.1 Support and Advice

The Place and Design Panel in West Dunbartonshire established its operations with the support of key organisations such as the Scottish Government, the Improvement Service and Architecture and Design Scotland and Urban Design Academics from the Universities of Glasgow and Strathclyde.

In addition, research into the practices of existing Design Review Panels, guidance from organisations such as CABE and the DFTR and in discussions relating to experience of Design Review Panels with Homes for Scotland, nationally recognised Architects, built environment professionals and Planners, developers from the public and private sectors. In order to ensure a diverse spectrum of debate and to tailor the skills and achieve a constructive review process, ideally 5 Panel members and no fewer than 4 will be required for the Place and Design Panel to convene. Of those 5 members, there should be at least 1 representative present from the disciplines of Architecture, Landscape Architecture, Urban Design to review a project in relation to their respective field.

5.2 Panel membership

Advertisement campaigns will be undertaken to encourage applications from built environment profession and those offering specialisms and skills that can enrich the projects brought before the Panel. The position of Chair to the Panel is open to all applicants who may have prior experience or an interest in undertaking this role. The members and positions of Chair will be selected by West Dunbartonshire Council with the support of the Improvement Service.

The built environment professional membership of the Panel will be made up of the following skills;

- 6 Architects
- 4 Landscape Architects
- 4 Planning Professionals
- 3 Engineering professionals
- 3 Urban Designers

Membership on the panel is unremunerated and members are not considered employees of West Dunbartonshire Council.

Diagram – frequency of visits to be added.

5.3 The Place and Design Officer

The Place and Design Officer, who will facilitate and co-ordinate the Place and Design Panel workshops is the primary point of contact between the Panel and the Council but will not sit as a member of the Panel. The officer will co-ordinate the key areas of focus at Panel sittings, ensuring the ambitions of the Council are upheld in getting quality development.

The level of involvement spans across all Panel activities; in advance of Panel sittings, the officer will manage operations such as setting and circulating the agenda and collation and distribution of the Pre-Panel Information (see section 6.1) on the projects that will come to the Panel for review. During Panel operations the officer will outline discussion points where recommendation/advice is being sought by proponents. Draw out additional areas for discussion at a future Panel, formalise the recommendation points that lead to a vote and consensus in conjunction with the Chair and compile the Report of the Panels findings.

In gathering the Pre Panel Information, the Place and Design Officer will carry out the following functions;

1. Discuss the proposals with the Proponent, for example; Location, type of development, scale, stage of development, unique characteristics or challenges of the project.
2. Drawing out the particular areas of the project where the developer would welcome assistance from particular skill-sets. Asking; how can we help?
3. Establish what skills would provide the most value at the Panel.
4. Align the correct professional skills to make up the Panel.
5. Consider the additional skills or areas of expertise that can be aligned, meetings or connections that can be made to provide valuable input and enablement of the project.
6. Make suggestion as to the format of presentation and any additional information to bring to Panel that will assist in the workshop discussion.
7. Establish the requirements of proponents to facilitate their presentation; projector, easels for board display etc.

Additional functions of the Place and Design Officer include;

- Having an overview in advance of projects that may come to Panel in the future and timetable accordingly, aligning the timing and the skill set sitting on the panel.
- Raising awareness of the Panel, it's function and it's ethos of early engagement to bring about quality development and boosting the message that West Dunbartonshire Council is 'Open for Business'.
- Setting up and aligning Council officers with required skills and facilitate those meetings in a workshop bringing professionals, skill sets and council officers round the table to assist the process.

5.4 The Panel Chair

The Chair will assist in directing the conduct of the Panel sitting, holding the workshop to the agenda, calling the Panel to a vote on the recommendations laid out in summary by the Place and Design Officer, leading to the reaching of consensus at the end of the workshop.

The role operates in support of the facilitation conducted by the Place and Design Officer throughout the Workshop. The role of Chair to the Panel will be open to the 20 Panel members.

5.5 Voting and Consensus

In recognition that design is subjective, and that a project may span several Panel sittings with different experts at each sitting; The Place and Design Panel will conclude each review by voting on the main areas of output from the workshop. The Place and Design Officer will summarise the key recommendations to be voted on and the results of the voting will be detailed in the Report for ease of reference should the project come before the Panel again.

Voting is undertaken in order to reach consensus for either; continuance at another Panel workshop or for inclusion in the final Report to inform the Design Statement to accompany the Planning Application.

The Chair will have the casting vote at the particular Panel they are Chairing, if required.

5.6 Panel Support

The Place and Design Officer will be supported by a Panel Support officer, who will be responsible for recording minutes of the Panel workshops, which will become the official record of the Panel's deliberations and decisions for review and approval by the Panel.

Diagram of Panel structure.

5.7 Duration of Appointments

Panel members will be appointed for a term of three years. The terms of the members will be staggered to ensure an orderly transition to new members.

6.0 Administration

The Council will provide administrative support for the Panel and ensure that minutes and reports are drafted and circulated in a timely manner.

The activities of the Panel are funded by West Dunbartonshire Council. This includes administrative costs associated with: renting meeting space and equipment; producing materials for review sessions; meet the reasonable travel expenses of members of the Panel and/or invited guests; advertising of meeting times and locations; and administrative activities associated with writing meeting minutes, reports, letters, etc. on behalf of the Panel. Any expenditures relating to the Panel's activities will require prior approval by West Dunbartonshire Council through the Place and Design Officer.

6.1 Panel Agenda

The Panel will meet monthly to review all projects brought forward by the Council. Special meetings are discouraged given the difficulty of coordinating the schedules of active professionals. In the event the volume of project reviews increases substantially, a more frequent regular meeting schedule may be adopted by the Panel in consultation with West Dunbartonshire Council.

A Review agenda will be issued to panel members one week in advance of each review. This will include details of the schemes being considered and the Pre Panel information that sets the context.

6.2 Pre-Panel Information

To ensure the best use of the time dedicated by the Panel members and to maximise the output of the Panel the Place and Design Officer will prepare the Pre-Panel information. This package of information made up of a variety of the project data, available to the proponent at the time, is gathered in advance of the Panel workshop and circulated prior to the Panel sitting.

The Pre-Panel Information will vary between projects and is dependent on the stage of the project coming before the Panel. The Place and Design Officer will seek details of the scheme to assist the review process such as, design stage, notes on planning context, client organisation and consultant team, any available drawings, information on scope and nature of the project.

The Pre-Panel Information can assist the Place and Design Officer in advising the proponent as to their method of presentation to the Panel or what information they should bring to supplement their proposals.

It may also begin to establish questions that the proponent may want to pose to the panel utilising the expert advice aligned at the workshop where this expertise may not otherwise be available. The Place and Design Officer may suggest additional questions that can be asked by the proposal at the Panel workshop or arrange separate interventions, connections or meetings that may assist the overall process.

6.3 Minutes

The minutes will serve as the official record of the Panel's deliberations. The minutes will be structured as a reference guide to issues and/or decisions made at the meeting, not as a straight transcription of the proceedings. The minutes will be produced as follows:

- Minutes will be prepared by Panel Support to the Panel and reviewed by the Place and Design Officer prior to being distributed.
- Draft Minutes will be circulated to the Panel and Proponents and seek approval within one week after the meeting, in order to provide timely written summaries of the review.
- Third-party proponents and/or presenters and/or the public will not have the ability to request any changes to the minutes in draft or final form unless factually incorrect.
- Individual Panel members will not be identified in the minutes, but specific comments may be recorded without attribution.

6.4 The Report

Upon approval the minutes of the Panel workshops will inform the Place and Design Panel Report (The Report) for distribution in the second week after the Panel sitting. Compiled by the Place and Design Officer, this will be a recording of the critical input, comments and the recommendations of the Panel and will have an advisory role in the regulatory planning process.

The Report will be received by the Proponent for use in consideration during the design process and used to inform future Panel sittings in relation to a particular project. It will outline the key areas of discussion and the consensus reached by the Panel, providing recommendations to Proponents.

The Report should be submitted with the planning application supporting documents and will form a material consideration in the determination of the planning application.

Proponents should incorporate the recommendations of The Report within the Design Statement.

The Report(s) are only made public at the planning application stage – when all the reports relating to the development proposal will be published on the Council website to ensure transparency.

Diagram of timescales for Panel output

6.5 Monitoring Board

In order to ensure the Panel retains focus, achieves the ambitions set and operates successfully, a Panel Monitoring Board will be set up to assist in reflecting on the activities of the Panel. The Monitoring Board will be made up of representatives of the Scottish Government, The Improvement Service and Architecture and Design Scotland, the University of Glasgow and a Strategic Director or Strategic Lead from the Council.

The Place and Design Officer will produce a performance report; on a 6 monthly basis for the first year of its operation and annually thereafter. This will be a brief document outlining the activities of the Panel. The report will be the basis for the meetings held with the Monitoring Board where they will discuss the performance report and consider any recommendations for the following year.

6.6 PhD Collaborative Research Opportunity

The Council have been approached by the University of Glasgow's Professor in Urban Studies as co-collaborators in support of a PhD research grant application to the Scottish Funding Council. The research will centre on the activities of the Place and Design Panel in recognition of the investment made to set up the Panel and is conducted in the broader framework of an examination of how the Council is equipped to meet the Scottish Government's key priorities for Place making. The research will aim to identify the barriers to design quality at the local level and assess the effectiveness of the planning system to enhance design outcomes. If the funding application is successful the body of research will be fed directly back to the Council in the form of a written evaluative report and accompanying presentations to Council officers, members of the Place and Design Panel and the Planning Committee.

7.0 Place and Design Panel workshops

7.1 Operations of the Panel

The Panel will review proposals or aspects of the Planning process (as detailed above) brought forward by project proponents (Proponents) that will include West Dunbartonshire Council, private developers and/or landowners. The Panel will provide critical input and advice to the designer(s) for consideration and incorporation in their design development process, and make recommendations reached by consensus at the Panel. (see 5.5 Voting and Consensus)

7.2 Review

Beginning the Panel workshop process at the earliest possible stage of the project, 'before pen hits paper' is the most successful way to maximise the benefits of the free expert design advice that is on offer at Panel workshops. The conversation with the Place and Design Officer begins the dialogue that will feed into the Pre Panel Information pack and will also enable early connections with additional skilled individuals or organisations within or out with the Council.

At each workshop, projects will be reviewed for a defined set of issues appropriate to the stage of the design.

7.3 Site visits

Where it is deemed by the Place and Design Officer to be essential to the review process, site visits can be arranged. All panel members would be required to attend.

7.4 Frequency of Visits

The number of times a project will visit a panel will vary depending on various factors. The Panel can advise the number and timing of additional visits that may occur to get to the depth of detail required to fully assess the proposals in terms of quality of place and design.

The sequence of visits, their outcomes and the consensus points reached at Panel workshops will be recorded in The Report. There is no minimum number of visits in a cycle as there is no 'approval' element to this process. However should a project be recommended to return to the Panel but this is not taken up the Report shall reflect that.

7.5 Meeting timetable

A typical Place and Design Panel workshop will meet 4 weekly. It should last for no more than 2 hours and there will be 2 projects reviewed at each sitting.

7.6 Criteria for Review

The criteria for review at Place and Design Panel workshops will be based on the aspirations of West Dunbartonshire Council in the pursuance of the objectives laid out in the Core Ethos (2.2)

- Driving high quality design ,
- An enabler and not an obstacle maker,
- Collaboration and co-creation,
- A culture of quality and a high standard of design excellence,
- Raising aspirations,
- Elevating levels of health and wellbeing
- Increasing economic vitality.

Additionally, criteria will be derived on a case by case basis; by reflecting on the output from any Design Charrettes or community engagement that has been undertaken, including the results of the use of the Place Standard tool and in relation to the Objectives of Urban Design set out in 'By Design, Urban Design in the Planning System: towards better practice' (DETR – CABE 2000)

The criteria will be identified by the Place and Design Officer in conjunction with Planning Officers, the Planning and Building Standards Manager and tailored to each individual proposal (or other such work being brought before it). The nature of the outcome of the workshop environment of the Panel will vary depending on the stage of development brought before it and the criteria to formulate the specific review process will be set out in the Pre- Panel Report.

Providing an up-front 'checklist' of criteria for use in the review process feeds into the notion that the Panel may be an obstacle to be overcome and something to 'get through' by providing answers to the 'questions' raised by the list of criteria. This is something the Place and Design Panel specifically aim to avoid.

8.0 Presentation and Review Format

The review workshop proceedings will be led by the Chair and follow the sequence described below. The Place and Design Officer will advise proponents on the standard of presentation expected at the Panel Workshops in relation to the stage the development is at.

The Panel would not necessarily expect that formalised proposals are presented at Panel sittings and the proponents should work in conjunction with the Place and Design Officer to ensure that enough information is brought before the panel to generate conversation, debate and reach recommendation points.

However, the emphasis on early engagement with the Panel does not preclude a more developed project being brought to the panel.

8.1 Project introduction

The Chair will begin by inviting the Place and Design Officer to introduce the project by clarifying the stage at which the project is seeking workshop assistance, putting the project in context, - or re-stating the Panel's recommendations from a previous workshop, and outlining the outstanding issues on which the advice of the Panel is sought.

8.2 Design presentation

The Chair will then invite the Proponent(s) to introduce themselves and present the project as concisely as possible in relation to project stage. In most cases, the architect, landscape architect and/or planner should give the presentation, with other team members contributing specific points of information only as necessary.

Printed documents at a scale suitable for review are recommended at Panel Workshops to allow round table discussion and overlay sketching to assist the review process; however the presentation can take whatever form necessary to build a picture of the development proposal, the context and critical site information. All of which will be relative to the stage the development is at in the design process and should be discussed at length with the Place and Design Officer

Digital means of presentation are also acceptable PowerPoint and/or slide presentations, Sketch-up, CAD, BIM or other modelling software may be used to assist in providing additional context, the design concept, precedents, materials and details being considered. Physical models are also welcome.

Proponents should discuss their presentation with the Place and Design Officer prior to the Panel to ensure adequate information is provided to allow the necessary arrangements to be made for presentation.

The Place and Design Officer may choose to remove or request additional items from time to time, and may remove a project from the agenda if they deem the level of information insufficient for review.

8.3 Clarification questions

Following the presentation, questions will be invited from each of the Panel members. The process is undertaken as a workshop and following an initial round of questions, more may come up in discussion around the project, thus maximising the opportunity to fully review and get the most from the Experts on the panel.

The purpose of the questions is to ensure Panel members fully understand what is being presented prior to commenting. The Chair will keep the time for questions and the time for comments separate in line with the agenda.

8.4 Panel comments

The comment period will begin with the Chair outlining the critical issues and areas in which the advice of the Panel is being sought as outlined in the Pre-Panel Information formed as part of the pre-panel discussions with the Place and Design Officer. Additional areas where advice is required may be borne out of the questions raised after presentation to the panel and these can be either added to the discussion or reserved for discussion at a future Panel sitting.

The Panel will comment on the project in a manner intended to provide objective and constructive feedback to the Proponent. Panel members will each be invited by the Chair to comment. Proponents will be offered an opportunity to respond in the spirit of the workshop environment with points of clarification where they feel the panel's interpretation of the proposal to be inaccurate.

8.5 Summary of the Panel's key issues

The Place and Design Officer will summarise the key issues that the development has sought advice during that particular Panel sitting; including those outlined in the Pre-panel Information and any additional important area, based directly around the discussions that have just taken place and where the reaching of consensus is considered relevant to the progression of the design development.

The Panel will be prompted by the Chair to vote on such issues in order that a consensus view is reached, recorded and communicated to the proponent.

The Place and Design Officer will deliver the critical feedback at the summarising stage; outlining the key points of Panel Consensus (recommendations) that the Proponent will be expected to work to address within the development or proposal. They will also outline the key areas on which the project could seek to develop further in order to get the most from a future Panel workshop in relation to the stage the project is at.

References

Design Review Principles and Practice, Design Council CABE / Landscape Institute / RTPI / RIBA (2013)

December 2017