



Agenda

Planning Committee

Date: Wednesday, 9 December 2020

Time: 14.00

Venue: Zoom Video Conference

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

Dear Member

The Convener has directed that the powers contained in Section 43 of the Local Government in Scotland Act 2003 will be used and so Members will attend this meeting of the **Planning Committee** remotely. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty (Vice Chair)
Councillor Daniel Lennie
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 26 November 2020

PLANNING COMMITTEE
WEDNESDAY, 9 DECEMBER 2020

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 – 7

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 11 November 2020.

4 NOTE OF VISITATIONS 9

Submit, for information, Note of Visitations carried out on 9 November 2020.

5 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

6 PLANNING APPLICATION 11 - 27

Submit report by the Strategic Lead – Regulatory in respect of the following planning application:-

Continued Application

DC20/135 – Part change of use of indoor sports facility and associated external hardstanding area to street food market including the siting of five containers and formation of 12 parking spaces at Unit 1, Gavinburn Business Park, 223 Dumbarton Road, Old Kilpatrick by Mr J. Steel.

7 ANNUAL REVIEW OF QUARRIES AND LANDFILL SITES 29 - 34

Submit report by the Strategic Lead – Regulatory providing an update on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area along with the status of the relevant restoration bonds which apply to three of the sites.

8 STREET NAMES FOR QUEENS QUAY SITE, CLYDEBANK 35 - 52

Submit report by the Strategic Lead – Regulatory seeking approval of the Street Naming Strategy and Street Names for the Queens Quay site.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held by Video Conferencing on Wednesday, 11 November 2020 at 10.04 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Ian Dickson, Diane Docherty, Jim Finn, Marie McNair and Lawrence O'Neill.

Attending: Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; John Walker, Assistant Engineering Officer, Roads & Transportation; Mark Walsh, Environmental Health Officer; Nigel Ettles, Section Head – Litigation (Legal Officer) and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Karen Conaghan, Daniel Lennie and Douglas McAllister.

Councillor Jim Finn in the Chair

CHAIR'S REMARKS

Councillor Finn, Chair, welcomed everyone to the November meeting of the Planning Committee which was being held remotely, in terms of Section 43 of the Local Government in Scotland Act 2003.

Accordingly, the Chair advised that a process/procedure had been developed for the meeting (a copy of which had previously been circulated to Members). Thereafter, the Committee agreed to note the procedure in place for the conduct of the meeting and the meeting then continued by video conferencing.

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 30 September 2020 were submitted and approved as a correct record.

OPEN FORUM

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

PLANNING APPLICATION

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

DC20/135 – Part change of use of indoor sports facility and associated external hardstanding area to street food market including the siting of five containers and formation of 12 parking spaces at Unit 1, Gavinburn Business Park, 223 Dumbarton Road, Old Kilpatrick by Mr J. Steel.

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.

After discussion having heard the Team Leader – Development Management and the Environmental Health Officer in further explanation of the report, and in answer to Members' questions, the Committee agreed to continue the application to the next meeting of the Committee, in order to allow a full report from Environmental Health to be obtained and for the hearing to take place at that time.

WP98/076: REVIEW OF MINERALS PERMISSION (ROMP) AND DC02/447: EXTENSION TO QUARRY, SHEEPHILL QUARRY, MILTON, DUMBARTON

A report was submitted by the Strategic Lead – Regulatory providing the Committee with further information relevant to the consideration of the Review of Minerals Permission application (ROMP) and the extension application.

After discussion and having heard the Planning, Building Standard and Environmental Health Manager in further explanation and in answer to Members' questions, the Committee agreed to continue this matter to a future meeting of the Committee, in order to enable a full hearing to take place. The Committee also requested that an officer from Historic Environment Scotland attend the future Committee meeting regarding the Sheephill vitrified fort.

REVIEW OF THE PLANNING ENFORCEMENT CHARTER

A report was submitted by the Strategic Lead – Regulatory seeking approval of the Planning Enforcement Charter.

Having heard the Planning, Building Standard and Environmental Health Manager, the Committee agreed to approve the updated Planning Enforcement Charter.

The meeting closed at 11.07 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 9 NOVEMBER 2020

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

(The above includes Members who attended at least one site visit.)

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager and Erin Goldie, Team Leader – Development Management.

SITE VISITS

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

(1) **Unit 1, Gavinburn Business Park, 223 Dumbarton Road, Old Kilpatrick**

DC20/135 – Part change of use of indoor sports facility including associated hardstanding area to street food market including the siting of five containers and formation of 12 parking spaces by Mr J. Steel.

(2) **Sheephill Quarry, Milton, Dumbarton**

WP/98/076 & DC02/447 – Review of Minerals Permission and extension at Sheephill Quarry, Milton, Dumbarton by William Thompson.

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee 9 December 2020**

Subject: Part change of use of indoor sports facility and associated external hardstanding area to street food market including the siting of five containers and formation of 12 parking spaces at Unit 1, Gavinburn Business Park, 223 Dumbarton Road, Old Kilpatrick by Mr J Steel.

1. Purpose

- 1.1** To provide the Committee with additional information following continuation of the above planning application and to seek the Committee's decision on the application.

2. Recommendations

- 2.1** **Grant temporary planning permission** for a period of two years subject to the conditions set out in Section 9 of Appendix 1 of the report presented to the Committee in November 2020.

3. Background

- 3.1** The above planning application was presented to Planning Committee on 11 November 2020. Appendix 1 contains a copy of the report presented to November Planning Committee. It agreed to continue the above application in order to allow for the submission of additional information relating to matters including food hygiene, licensing, and health and safety. No hearing took place at the November Committee meeting and this will take place at the December Planning Committee meeting.

4. Main Issues

- 4.1** The November Planning Committee raised a number of questions relating to the suitability of the premises from a food hygiene and health and safety perspective. Environmental Health has advised that there are procedures and checks required to ensure that the premises are suitable for the preparation and consumption of food. Before the food market begins to operate, Environmental Health, through a process separate from the planning decision, will require details of each business that wishes to trade from the converted containers on the site, and each trader will require to produce a 'Pass' Certificate which proves that they have been inspected by the Local Authority and meet the required food hygiene standards. Before the food market opens to the public, the Environmental Health Service would inspect the converted

containers and the rest of the premises to ensure that it is acceptable. This inspection would look at the proposed cleaning procedures and the controls that will be in place with regard to restricting the spread of COVID-19. Once the market was operational there would be further regular inspections by the Environmental Health Service, approximately every 3 to 6 months, to ensure that hygiene standards continue to be met.

- 4.2** Building Standards has advised that a building warrant will be required for the alterations to the building, including the ventilation system and the proposed works will need to comply with the current building regulations. With regard to the condition of the building, Building Standards has advised that it is the owner's responsibility to maintain the building to ensure that it is safe for people to enter, however, if a Building Standards Officer were to notice anything that is unsafe during a routine site inspection they would draw this to the owner's attention. The applicant has confirmed that it is their intention to make the building wind and watertight before the food businesses start trading and if the business is a success going forward, they will further invest in the building. Building Standards has confirmed that an asbestos survey report would only be required if the proposal included demolition works, which it does not.
- 4.3** It is understood that the applicant has applied for a temporary market operator's licence, and the Licensing Team have advised that as part of the Licence application process they will consult with Police Scotland and Fire Scotland, along with the Council's Planning and Environmental Health Services. A temporary licence, which would last for a period of 6 weeks, would only be issued if planning permission is granted. If the applicant wished to apply for the grant of a full Market Operator's Licence then they would need to post a Notice at or near the site advising that the application had been submitted and this would give members of the public an opportunity to submit an objection or representation. If any objections or representations were forthcoming then the application would be determined by the Licensing Committee. If the application was received during the 6 week period in which the temporary licence was active, the duration of the temporary licence would be extended beyond the 6 week period until the application for the full licence was determined. The applicant would also require a licence should they wish to sell alcohol on the site.
- 4.4** With regard to safety, the applicant has stated that they intend to demarcate areas for pedestrians to ensure that they are kept separate from vehicles. It is the applicant's responsibility to ensure that the movement of vehicles within the site is well managed, and as the applicant owns the entire warehouse building and the external hardstanding area, this aspect of the development is within their control.
- 4.5** Sections 7.9 to 7.15 of the report presented to the November Planning Committee set out the main planning considerations and why the proposed development is considered to be acceptable. It is considered that any concerns relating to hygiene can be addressed through separate procedures administered by the Environmental Health service, and the building warrant process will ensure that the premises meet the required building regulations

for the proposed use. The Licensing application process will also act as a further check in ensuring that the proposed use and premises are acceptable. Therefore the recommendation is to approve the application subject to the conditions set out in Section 9 as contained in the report in Appendix 1.

5. People Implications

5.1 None.

6. Financial and Procurement Implications

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

7. Risk Analysis

7.1 No risks have been identified.

8. Equalities Impact Assessment (EIA)

8.1 Not required.

9. Consultation

9.1 Consultation was undertaken as part of planning processes associated with the planning application.

10. Strategic Assessment

10.1 There are no strategic issues.

Peter Hessett

Strategic Lead - Regulatory

Date: 9 December 2020

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

Appendix 1: Planning Committee Report: Ref DC20/135 (11/11/2020)

Background Papers: None

Wards Affected: Ward 6

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead - Regulatory

Planning Committee: 11 November 2020

DC20/135: **Part change of use of indoor sports facility and associated external hardstanding area to street food market including the siting of five containers and formation of 12 parking spaces at Unit 1, Gavinburn Business Park, 223 Dumbarton Road, Old Kilpatrick by Mr J Steel.**

1. REASON FOR REPORT

- 1.1** The application raises issues of local significance and is subject to a number of representations including one from a Community Council. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant temporary** planning permission for a period of two years subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site forms part of a unit within a large warehouse-type building that was originally used as a bus depot. Following the bus depot's closure the building was subdivided into a number of individual units. The unit that is the subject of the current application is located on the north eastern side of the building, and the entrance and hardstanding area to the front faces out towards Dumbarton Road, residential properties and Gavinburn Primary School beyond. To the south there is a wooded area and a row of detached garages separating the site from the Forth and Clyde Canal. To the east there is a disused building that once formed part of the bus depot, and some residential properties. To the west of the site lies the other units within the building. The site lies within the boundary of the Roman Fort associated with the Antonine Wall. In 2008, the unit subject to this application was granted planning permission for an indoor sports facility with a multi-purpose sports pitch. This consent was implemented, however, the sports pitch is no longer in use. The rest of the building, which is also owned by the applicant, is used for storage and distribution purposes.
- 3.2** The current application relates only to the front part of the unit which is around 500 square metres and part of the parking/hardstanding area located to the front/ north of the unit, adjacent to Dumbarton Road. The area inside the unit will be used to site 3 converted shipping containers, each measuring approximately 6 metres by 2.4 metres. The converted shipping containers will

operate as 'pop up' fast food service units with food being cooked and sold from each unit. Each vendor operating from a container will specialise in different 'street food' such as pizza and pakora. The local food bank currently operates from the application site to store and prepare food parcels and they have shown an interest in potentially operating a hot food service from one of the containers. An informal seating area with picnic tables for customers will be formed inside the unit, although the applicant has stated that these could also be positioned outside on the hardstanding area. A further two food container units will be located on the hardstanding area, one measuring 2.4 metres by 12 metres and positioned slightly to the east of the unit, and a second measuring 2.4 metres by 6 metres and positioned adjacent to the front boundary fence, near the entrance to the site. These units would be occupied by vendors selling less/non-odorous food and drinks such as coffees, sandwiches and desserts. All of the food units will be connected to the existing electricity supply and some will have small gas grills.

- 3.3** A total of 12 parking spaces will be provided on the hardstanding area immediately in front of the unit and will accommodate customers eating on the premises and ordering food to take away. Entry into the development will be via the existing vehicular access on Dumbarton Road. The proposed hours of operation are 8am to 8pm 7 days per week. It is anticipated that there will be 3 staff members for each converted container unit (a total of 15) and an additional 2 'floating' members of staff covering the general area inside and outside. Ventilation will be in the form of an extract fan system from each converted container, ducted through a 14 inch fan in the roof apex of the unit/building. The external containers will not require ventilation due to the type of food being prepared. The existing sliding doors on the front of the unit will be kept open during hours of operation to provide ventilation to the general area.
- 3.4** The converted containers are already on site and had begun trading in May this year without planning permission. This was brought to the Council's attention and the vendors were contacted and advised to stop trading by the Council's Compliance Officer, which they did. The owner of the site subsequently submitted the current planning application for consideration. It is understood that the units have not traded since they were advised of the need for planning permission.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objections subject to the provision of two of the twelve parking spaces for disabled badge holders.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objections subject to conditions relating to ventilation, noise and grease traps.
- 4.3** West of Scotland Archaeology Service has no objections as no ground disturbance would be required to facilitate the development.

5. REPRESENTATIONS

- 5.1** A total of twelve representations have been received in response to this application, comprising eleven objections from local residents and one letter of support from Old Kilpatrick Community Council. A summary of the points raised in the representations are as follows:

Points of Objection:

- Increased traffic and noise disturbance will affect local residents;
- Customers arriving on foot rather than in cars, leading to an increased footfall in a residential area with potentially undesirable people and also an increased risk from COVID-19;
- Concerns over increased litter and how food waste will be disposed of, and how this could attract rats and sea gulls. Sea gulls already a problem for several months a year;
- Odours from food affecting amenity e.g. unable to sit in garden, hang washing out etc;
- Taking business away from existing cafes, restaurants and take-away premises;
- Premises have not been maintained affecting appearance of local area, broken fencing, overgrown vegetation, fly-tipping, premises not secure, previous fires, building is falling apart;
- Increased risk of fire from food outlets;
- Parking and containers will affect visual amenity;
- Site is accessed from a very busy main road, how would emergency vehicles access the site;
- Mains services such as gas, electricity, water should be up to current safety standards;and
- Drawings are inaccurate and show office buildings that have been knocked down.

Points of Support:

A representation has been received from Old Kilpatrick Community Council in favour of the application. The community Council supports the proposal for the following reasons:

- The development will enable the site to be commercially viable;
- It will enable the village to become a destination point;
- Noise and smells from cooking can be monitored by the relevant Council departments;

- Food safety and hygiene can be addressed by adhering to Environmental Health requirements; and
- Applicant already supports the local community by providing a storage container on the site for the Old Kilpatrick Food Parcels sub-group, and the group hopes to develop their base within the building in the future.

5.2 The concerns raised in the representations are addressed in section 7 below.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

6.1 Policy GD1 seeks to ensure that all new development is of a high quality design, of an appropriate and compatible land use and that it respects the character and amenity of the surrounding area. The site is identified as a Redevelopment Opportunity under Policy GD2, which encourages the redevelopment of underused, vacant and/or derelict land and buildings for appropriate uses, which for this particular site are identified as heritage, residential and public services. Proposals for alternative uses will be considered on their merits, having regard to adjoining uses, site planning, land supply considerations and compliance with other Local Plan policies.

6.2 Policy H5 relates to development within existing residential areas and aims to protect and where possible enhance the character and amenity. Policy LE7 specifically addresses business development in mixed use or residential areas. This policy sets a requirement that any such commercial or business uses can only be supported where the Council is satisfied that residential amenity or surrounding uses are not adversely affected. Policy BE6A states that there will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site.

6.3 The proposal would involve the re-use of a currently vacant unit, and it is considered that it would not have a detrimental impact on other uses within the building or on the amenity of the surrounding residential area. The development would not have an adverse impact on the Antonine Wall, and over all it is considered to comply with Policies GD1, GD2, H5, LE7 and BE6A. This is covered in more detail in Section 7 of this report.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) 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 has remained unadopted but continues to be a material consideration in the determination of planning applications.

- 7.2** The application site is identified as Existing industry and business. Policy GE2 states that development of Use Classes 4,5 and 6 uses will be supported and proposals for alternative uses will be assessed against a number of criteria including the impact on the operations of existing uses in the area; impact on the availability of land and buildings for business, industry or storage and distribution uses; the availability of other locations for the proposed use; and the positive contribution the proposed use can make to the area.
- 7.3** Policy DS1 states that all development should avoid unacceptable impacts on adjoining uses including those of noise, vibration, invasion of privacy and traffic implications. Policy BH1 relates to the Antonine Wall World Heritage Site, which the application site sits within. It states that development that would have an adverse impact on the Antonine Wall or its setting will not be permitted.
- 7.4** The proposal is considered to comply with the aforementioned policies and this is discussed further in Section 7.9 below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.5** The modified Plan and associated documents was approved by the Council on 19 August 2020. The Council has now advised the Scottish Ministers of its intention to adopt the Plan. Local Development Plan 2 is therefore the Council's most up to date policy position and is afforded significant weight in the assessment and determination of planning applications.
- 7.6** The site is identified as Existing industry and business. Policy E2 relates to alternative uses of land or premises which are currently, or have previously been used, for business, industrial or commercial uses. It states that such uses will be supported where it can be demonstrated that they meet a number of criteria including: no adverse impact on the operation of existing uses or the potential for future business, industrial or employment use within the area; the proposal protects and enhances the attractiveness of the area as an industrial and business location; the proposal is ancillary to the industrial and business uses; there is no unacceptable detrimental impact on the availability of employment land; and the economic benefit that the proposal can bring to the area is demonstrated.
- 7.7** Policy ENV8 seeks to ensure that developments do not have a significant impact on surrounding uses and properties by way of air, noise and light pollution. Where required proposals that have the potential to impact these will require to demonstrate that their impact is not significant and provide adequate mitigation where necessary. Policy AW1 seeks to protect the Antonine Wall and states that development that would have an adverse impact on the Antonine Wall or its setting will not be permitted.

- 7.8** The proposal is considered to comply with the aforementioned policies and this is discussed further in Section 7.9 below.

Principle of Development and Site Selection

- 7.9** The site is identified as a Redevelopment Opportunity under Policy GD2 of the adopted local plan, which encourages the redevelopment of underused, vacant and/or derelict land and buildings for appropriate uses, which for this particular site are identified as heritage, residential and public services. The proposed use as a street food market is not strictly 'redevelopment' in that no demolition or new buildings are proposed, and the proposed food market use does not fall within any of the use categories identified for this site. The proposal is therefore contrary to this part of the policy. However, Policy GD2 also supports alternative uses and the proposal would bring a currently vacant unit back into use. It is considered that the principle of this alternative food market use is appropriate in the context of the site and area and this is discussed further below. Within LDP1 and LDP2, the site is identified as Existing business and industry, however alternative uses will be supported where they meet a number of criteria. In considering this, the proposal will not have an adverse impact on the existing storage and distribution uses operated from the other two units within the building. Vehicles will still be able to access these and the parking area in front of the other units will be unaffected by the development. The application unit and proposed use will involve only a small part of the overall building and can therefore be seen as ancillary to the other primary storage and distribution uses within the building. The proposals will have a negligible impact on the availability of industrial and business units in the Old Kilpatrick and wider area. Further to this, the unit has previously been granted planning permission to operate as an indoor sports facility therefore there is a history of non-industrial/business use on this site. It is understood that the previous tenant of the sports facility vacated after the expiry of their lease (2018) stating that it was not profitable enough. The applicant has stated that it has been difficult to find uses for the building through marketing due to its size, condition and the archaeological status of the land on which it sits. The unit is currently vacant and by bringing it back into use it will have an economic benefit by providing a space for small business-owners to operate.
- 7.10** 'Pop up' food businesses selling a variety of food and drinks from converted containers are becoming more common with successful examples throughout the country. They provide a relatively low-cost, portable retail space for small businesses. Finding a suitable location can be difficult as such businesses need to be visible to attract customers, and a single container unit at the side of a road can look out of place, however, by grouping them together as proposed, the businesses can benefit from becoming a small food market, which is likely to draw more customers than a stand alone unit would and brings these use types together to suitable locations. By siting the units at this former bus depot, which has a strong industrial appearance, the use of former shipping containers can be regarded as 'in keeping' with the site. Overall, the principle of the proposal is considered to be acceptable.

Compatibility of Use and Impact upon Residential Amenity

- 7.11** The unit is currently unused and therefore any new use will bring with it an increase in activity. It is acknowledged that there will be an increase in the number of cars and people visiting the site, however, this in itself does not mean that there will be a detrimental impact on the amenity of nearby residential properties. The nearest residential properties are located to the north and east of the site. The nearest house would be around 22 metres away from the nearest converted container. The proposed operating hours are 8am to 8pm, Monday to Sunday therefore there would not be any late night activity on the site.
- 7.12** Ventilation of the converted containers inside the unit will be provided by a 14 inch fan installed in the roof apex of the unit, which will have conduits leading to each converted container. The unit is part of a large warehouse building and so it has a large internal volume. This along with the ventilation fan and the large front door, which will remain open while vendors are trading, will allow air to circulate within and through the unit and will minimise odours. The applicant proposes to locate the containers that sell more odorous foods such as pizza, pakora, burger etc. inside the unit, and the proposed ventilation will prevent cooking smells from affecting nearby residential properties. A condition can be attached requiring the submission of further ventilation details to ensure that the equipment installed is sufficient at dealing with odours. The two containers located outside the unit will be occupied by vendors selling less odorous food such as sandwiches and hot drinks. The type of food sold from outside can also be controlled by condition. The Council's Environmental Health Service are satisfied with the proposals subject to conditions regarding the ventilation and management of the type of cooking from the containers sited outside the unit on the hardstanding area.
- 7.13** The existing lighting outside the building will remain as it is with only low-level garland bulb style lighting added for decoration. The applicant has stated that the picnic tables to be used for the seating area could be used inside or outside the unit. There is a potential for seating outside to cause more noise and disturbance for neighbouring residential properties than seating inside. A condition can therefore be used requiring the applicant to submit further details of any proposed outdoor seating so that the potential impact of this can be considered and the number of tables outside appropriately limited and managed. The applicant proposes background music for customers to enjoy and the principle of this is acceptable, however the volume must be appropriate to ensure that neighbouring residential properties are not adversely affected and this can be managed by condition through consultation with the Council's Environmental Health Service. Live music is not considered appropriate at this time and this can also be addressed through a condition. The Environmental Health Service is satisfied with this approach and that noise from background music sources can be adequately controlled and mitigated. With regard to the management of waste, the applicant has confirmed that they have a waste licence and 20 wheelie bins on site. This is considered to be appropriate for the proposed use, and it would be the applicant's responsibility to ensure that waste on the site is managed and disposed of appropriately. The two additional 'floating' staff as described in section 3.2 above would be responsible for this. Considering the

above, the proposed use is considered to be acceptable and any potential impacts on residential amenity can be adequately mitigated and safeguarded.

Parking and Traffic Impacts

- 7.14** Vehicles would enter and exit the site through the existing access on Dumbarton Road. A total of 12 parking spaces for customers would be provided immediately in front of the unit, four of which would be reserved for customers waiting on items to take away. The Council's Roads Service has no objections to the proposal but has advised that two of the twelve parking spaces nearest the entrance should be increased in size and reserved for disabled badge holders. There is sufficient space on the site to do this and it can be dealt with by condition.
- 7.15** It is acknowledged that there will, due to the operational nature of the development, be an increase in the number of vehicles entering and leaving the site than is currently the case as the unit is vacant. However, the existing access is wide enough to easily accommodate traffic entering and leaving the site at the same time, as well as emergency vehicles. There is also good visibility in both directions along Dumbarton Road for traffic leaving the site. Within the site the hardstanding area is large enough to accommodate vehicles manoeuvring and there is also space to form additional parking spaces if required in the future. The former use of the site as a bus depot had regular traffic movements and it is not considered that the traffic movements associated with the proposed use would impact adversely on the site or surrounding area. The site is easily accessible within Old Kilpatrick and it is therefore expected that some trade will be generated by people arriving on foot.

Other Matters Raised in Representations

- 7.16** A number of other points have been raised in the representations that are not material planning considerations, however, they are still a concern to local residents and therefore captured below. The existing problem with sea gulls on the roof of the building has been mentioned in many of the representations. The introduction of food outlets within and outside could attract birds and vermin such as rats. However, if litter and waste are managed correctly then the proposed use should not exacerbate any existing problem. The applicant has stated that they have purchased a seagull distress alarm which, for example, can emit the sound of a bird of prey when the seagulls approach which is known to act as a deterrent. As noted above, adequate bin provision and staff to manage waste is proposed and considered to be acceptable by the Council's Environmental Health Service.
- 7.17** Concern has also been raised about the condition of the building and its grounds, with broken fencing, overgrown vegetation and fly-tipping at the rear of the building mentioned in the representations. It has been claimed that the building is not secure and that fires have previously been set. These are not material planning considerations and responsibility for the maintenance and security of the building lies with the owner. The unit is currently empty and

therefore does not generate any income, however the proposed use would provide the applicant with the opportunity to re-invest in the building which the applicant is committed to doing. Other concerns relate to the proposed use taking business away from existing cafes, restaurants and take-aways in the local area. While competition is not a material planning consideration, this proposal is considered to be a bespoke and unique food offering that does not currently exist within Old Kilpatrick or the Council area with exception to similar food markets that come and go from Lomond Shores in Balloch. Increased fire risk from food outlets has been raised as a concern and would be the responsibility of the applicant to ensure the business operates in accordance with fire safety regulations for this type of use. While concerns have been raised regarding the draw of people to the site, it is unlikely given the scale and set-up that the village would be inundated with people and cars. With regards comments referring to Covid-19, the Scottish Government has provided guidance on how businesses must operate and it is the responsibility of the vendors and site owner to ensure that these are followed. Reference has been made to the drawings being inaccurate and showing office buildings that have been demolished. The applicant has confirmed that an office building was demolished around 3 years ago.

- 7.18** Old Kilpatrick Community Council have expressed their support for the application. They believe that the use will enable the building that the unit forms a part of to become commercially viable, and they are keen to see the building retained as the applicant currently provides storage for the Old Kilpatrick Food Parcels sub-group. They also hope to create an information base within the building in the future to promote local points of interest such as the Antonine Fort/Wall. It does acknowledge that some local residents are concerned about potential noise and smells from the proposed use but considers that it is possible for such issues to be managed. The Community Council is supportive of the proposal and considers that it will enable the village to become a destination point.

8. CONCLUSION

- 8.1** The proposal would bring an existing vacant unit back into use and would provide a space for local small businesses to operate. While there would be an increase in noise and general activity as a result of the use it is not considered that this would be any greater than if an industrial or other business use were to occupy the premises, and potential issues caused by cooking odours and noise can be addressed through adequate ventilation and mitigated through conditions. It is considered that the proposed development would not have a significant detrimental impact on residential amenity and is a suitable alternative use for this site and will provide a bespoke food offering within the area. It is acknowledged that the proposal is unique and the first of its kind in West Dunbartonshire and it is recommended that a temporary permission is granted for a two year period which allows the applicant adequate time to establish the food market business, build a reputation and customer base but also provides a monitoring and review period for the

development. It would be open to the applicant to re-apply for planning permission when the permission is due to expire.

9. CONDITIONS

- 1. The permission hereby granted is for a temporary period of 2 years only and shall expire on 11th November 2022.**
- 2. Notwithstanding the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any other future enactment, only a street food market use shall be permitted to operate from the application site and no other use shall be permitted without the prior written consent of the Planning Authority.**
- 3. The converted containers shall trade only between the hours of 08.00 and 20.00.**
- 4. Notwithstanding the submitted details, no more than 5 converted containers in the positions shown on drawing number 2020/915/01 shall trade at any one time on the premises. Any change to the location of any of the converted containers must first be approved in writing by the planning authority.**
- 5. Prior to the commencement of the use, an amended parking plan including two parking spaces for disabled badge holders, each measuring 6.5 metres by 3.9 metres, shall be submitted for the further written approval of the planning authority. All of the parking spaces shown on the approved plan shall be delineated on the site before the commencement of the use and retained thereafter.**
- 6. Prior to the commencement of the use, details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority. It shall be installed as approved and maintained thereafter.**
- 7. Prior to the commencement of the use, specific details of the proposed method of ventilation shall be submitted to and approved in writing by the Planning Authority. The proposed development shall not be brought into use until the ventilation systems are operational in accordance with the approved details.**

The ventilation system shall:

- a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.**
- b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the container structure.**

- c) Noise associated with the ventilation shall not give rise to a noise level, assessed with the windows open, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
8. Prior to the commencement of the use, full details of any proposed outdoor customer seating shall be submitted for the further written approval of the planning authority and implemented as approved. Thereafter, any changes proposed to the details as may approved under the terms of this condition shall require the further written consent of the Planning Authority.
9. Prior to the commencement of the use, full details of any previously recorded background music to be played from the unit as part of the development shall be submitted for the further written approval of the planning authority in consultation with the Council's Environmental Health Service. Such details shall include the maximum volume of music and the location of any speakers. Thereafter, the development shall be implemented as approved and the maximum volume of music shall not be exceeded and there shall be no changes to the location of speakers without the prior written consent of the Planning Authority. No music shall be played from outside the unit and no live music shall be played at any time.
10. Prior to the commencement of the use, details of the menu(s)/ those foods to be prepared and sold from outside the unit/ building subject to this application shall be submitted to and agreed in writing by the Planning Authority through consultation with the Council's Environmental Health Service. Thereafter only the menu(s)/ those foods as may be agreed under the terms of this condition shall be prepared and sold from outside the unit/building and there shall be no changes without the prior written consent of the Planning Authority.
11. Prior to the commencement of the use, full details of the number and location of bins within the site and the management of waste shall be submitted for the approval in writing of the Planning Authority and implemented as approved.

Peter Hessett
Strategic Lead - Regulatory
Date: 11 November 2020

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager

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

Appendix: None

Background Papers:

1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. West Dunbartonshire LDP - Proposed Plan 2
5. Consultation responses
6. Representations

Wards affected: Ward 6 (Clydebank Waterfront)

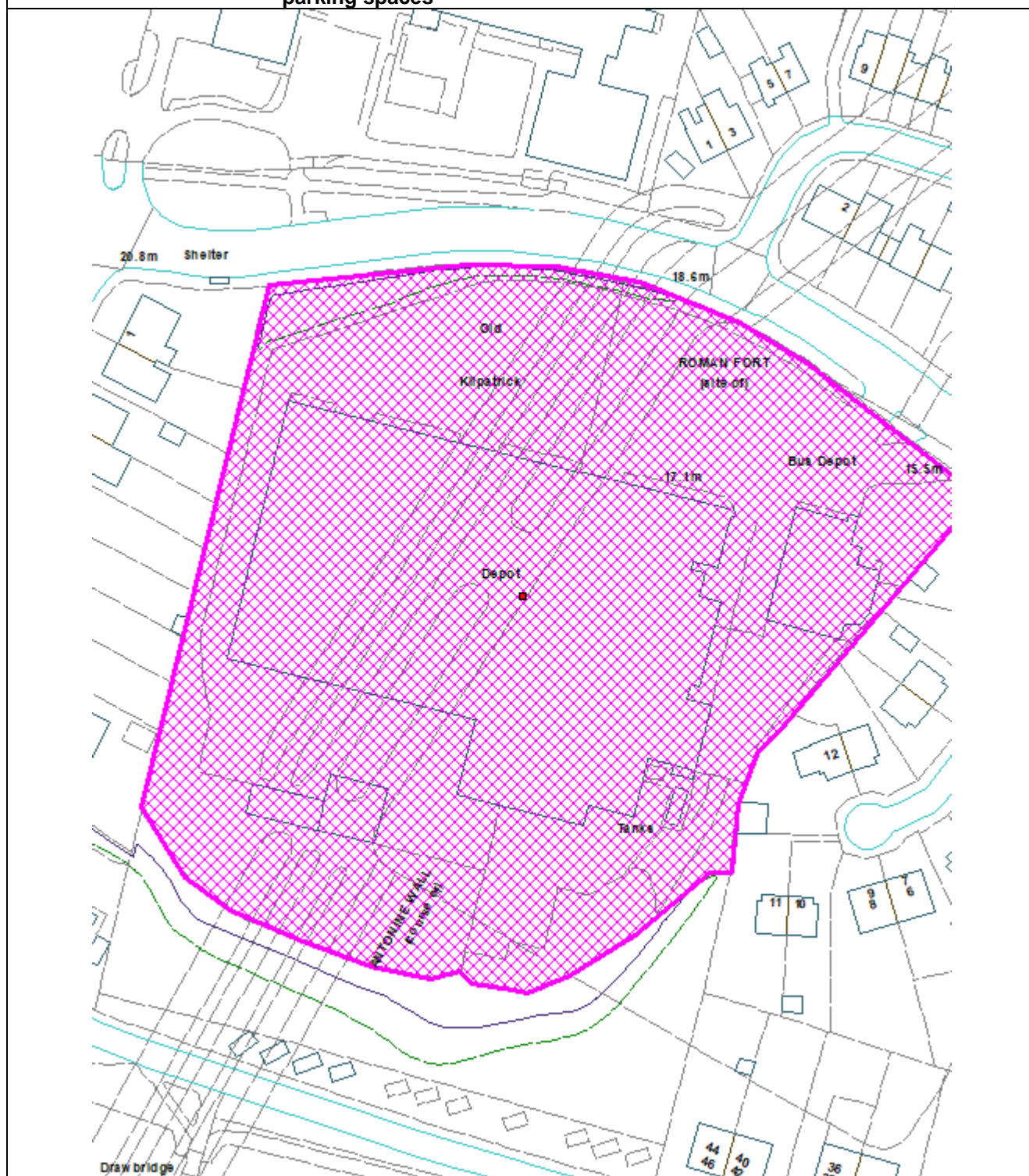
Map Register No: HQ648

Date: 24 November 2020

DC20/135

Part change of use of
indoor sports facility and
associated external
hardstanding area to street
food market including the
siting of five containers
and formation of 12
parking spaces

Unit 1
Gavinburn Business Park
223 Dumbarton Road
Old Kilpatrick
G60 5NB



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead – Regulatory

Planning Committee: 9th December 2020

Subject: Annual Review of Quarries and Landfill Sites

1. Purpose

- 1.1** To update the Committee on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area along with the status of the relevant restoration bonds which apply to three of the sites.

2. Recommendations

- 2.1** That the Committee notes the progress of the quarry and landfill sites, the status of the relevant restoration bonds and that a further update will be provided to a future Planning Committee during 2021.

3. Background

- 3.1** Formal monitoring arrangements of the Council's two quarries and two landfill sites were agreed in 2014. An annual report is presented to the Planning Committee detailing the progress of the operations, restoration arrangements and highlighting any issues at the two quarries and two landfill sites within this Council's planning authority area. The Planning Compliance Officers continue to monitor the progress of the landfill and quarry sites assisted by Planning Officers.

4. Main Issues

Annual Monitoring of Sites

- 4.1** The annual monitoring visits did not take place this year due to Covid restrictions however the Planning Compliance Officers retained close contact with each of the sites and spoke to each of the operators by telephone. All four sites continue to progress in accordance with the terms of their respective planning permission.

The sites vary in the restoration requirements set out by the respective planning consents, and therefore the extent of restoration that has been carried out on each site also varies.

Auchencarroch

- 4.2** Landfill is ongoing at the site and is divided into a series of separate 'cells' (an engineered depression in the ground prepared for the infill of material). Work is ongoing on waste disposal operations in Cell E4 by way of infilling and a new cell E5 has been opened in the last year.
- 4.3** The restoration scheme cell E3 has now been capped. The operator has had challenges with the final restoration of the dry heathland habitat due to final settlement levels in the cells. Reseeding to the cell side has been successful. Settlement of the cell E2 has allowed for a further cap and infill following sustained settlement and final restoration will not be achieved until the settlement is complete. The operator has indicated that restoration proposals for the site will require to be revised; this will be achieved through a future application to extend the lifetime of the landfill site. Clay extraction (DC19/033) has commenced and the clay has been utilised as a liner for Cell E5. Approximately a third of the clay extraction site has been utilised to date.
- 4.4** The recycling centre waste streams have remain static albeit there was an interruption to green waste and organic services due to Covid restrictions as Councils ceased the uplift of green waste. Nonetheless the amount of waste being deposited as landfill remains significantly below the approved maximum allowance. Consequently, the rate at which the landfill site is being filled is slower than was envisaged when permission was granted. The extant planning permission permits the disposal of waste until 31 December 2022 with restoration to be completed by 31 December 2024.
- 4.5** Over the previous year thirteen odour related complaints have been made directly to SEPA in respect of the landfill or recycling centre. The current SEPA Compliance Assessment Score for the operator is "Excellent" status. There have been no direct complaints made to the Planning Service in respect of this site.
- 4.6** The review of the bond will form part of the application for the extension of the life of the landfill site which is due to be submitted in 2021. In the meantime, a bond at the original level remains in place. In addition, the site is also regulated by SEPA in terms of a financial provision by means of a parent company guarantee. The permit holder is required to submit an annual certificate confirming that the financial provision remains in place. Every three years they are required to provide confirmation from an independent auditor (usually an accountant) to confirm that they have reviewed the site expenditure plan and that it remains an accurate reflection of projected provision requirements. The current financial provision for Auchencarroch remains at the same level as previously set and no issues have been highlighted by SEPA.

Dumbuckhill Quarry

- 4.7** All excavation works have been completed on the 147m and 135m benches. All the faces have been left at a safe angle of repose. Work has commenced at the northern end of the quarry on the formation of the 123m bench. Since the Covid-19 restrictions were eased, aggregate output has returned to pre-existing levels. To date the quarry has extracted approximately 30% of its agreed extraction.
- 4.8** A visit was undertaken in February 2020 by the Health and Safety Executive(HSE) to follow up on recommendations detailed in the previous years report regarding remedial measures to the rock netting at the upper and outer edges of the quarry. The HSE inspector was satisfied with the remedial works and no further improvement notices were required.
- 4.9** There have been a total of 23 complaints made regarding blasting at the quarry since the last report. Environmental Health Service indicated that all blast measurements are well below the agreed noise level. A complaint regarding early working (machinery being moved) was addressed via the quarry manager and start times altered to ensure ongoing compliance.
- 4.10** The restoration of Dumbuckhill Quarry is by habitat and landscape improvements carried out at the completion of extraction on each bench and has been in accordance with the approved restoration plan. Two applications were submitted in 2020 for Dumbuckhill Quarry. The Review of Minerals Permission(DC19/163) to review the existing planning conditions to ensure they reflect more modern working conditions which take into account amenity, environmental and landscape matters. The second planning application (DC19/162) is to extend the life of quarrying operations. Both applications will be submitted to a future Planning Committee in early 2021 for consideration and determination.
- 4.11** A restoration bond of £200,000 that was agreed in 2014 remains in place and this will be reviewed as part of the above applications.

Rigangower Landfill

- 4.12** The recycling plant has remained fully operational over the last 12 months. During the initial Covid restrictions there was a large drop in production however this returned to full capacity around mid June and has continued at the same level. The stockpiles of materials are maintained below the 9 metres in height as per the planning condition. The recycling and reprocessing of incoming and previously landfilled materials continues. Products continue to be in very high demand and the operator has made use of the extension of operating hours on

numerous occasions over the year for both production and maintenance.

- 4.13** The bund surrounding the operational area remains in good condition with continuing growth on the trees providing good screening. All areas in the site, including areas within the landfill that are currently not being excavated, have been grassed over ensuring a more natural appearance of the landfill area. The site is being worked in accordance with the phasing plan. Phase one of the site is still being excavated and no restoration can be undertaken. The extended capacity to the site has not been utilised and the operator has indicated that it is unlikely to be used whilst the excavation of previously landfilled material continues.
- 4.14** No complaints were received in respect of the site. The bond for the site was renewed in November 2019 and was set at the same level of £70,000 for a further 5 year period. The site's financial provision regulated by SEPA was demonstrated as being sufficient cover as detailed in their annual accounts.

Sheephill Quarry

- 4.15** This quarry has a historic planning permission dating from 1949 with seven conditions. The Review of Minerals Permission application and the planning application for an extension to the north west of the extraction area are to re-presented to a future Planning Committee for consideration and determination.
- 4.16** The quarry has remained fully operational over the last 12 months with a large drop in production during the covid lockdown period. Production returned to normal levels around mid June and have remained consistent since this time. The site is currently being worked on both the east side at 135m level and west sides at 100m level. Development of the south part is ongoing. Both the east and west sides of the quarry have dropped to the next bench level downwards to establish new floor levels. Work has yet to commence on the approved haul road diversion however this will be commenced before the current permission expires in January 2021. No work has commenced on the Sheephill vitrified fort (scheduled monument) part of the site or the extension area. At present there is 6 years of rock left without extraction on these area.
- 4.17** There is no bond for the wider quarry site however the operator has agreed to provide a bond for the extension area. Over the previous monitoring period there have been complaints made regarding quarrying outwith the consented area, works to the vitrified fort and complaints regarding extensive land clearance works at the entrance to Sheephill Quarry. A site visit found the vitrified fort remained intact and surrounded by protective fencing. All quarrying undertaken has been

within the currently consented areas only. The extensive land clearance works were permitted for emergency infrastructure works undertaken on behalf by Scottish Water.

- 4.18** There were a total of 3 complaints about blasting in the last 12 months (14 blasts), all following the same blast in September, which at 8.4mm/s, was above the normal recommended level of 6mm/s specified in PAN 50. It is acceptable practice for 5% of blasts to be greater than 6mm/s but never in excess of 12mm/s. The quarry operator recorded only 1 blast in excess of 6mm/s this year (September) however Environmental Health's own monitoring indicated that there was a blast on 9th January 2020 which measured at over 10mm/s. The quarry operator measured this blast at 5mm/s, it is unclear why there is such a discrepancy.

5. People Implications

- 5.1** Staff time will be required to take forward any issues which arise from the monitoring exercises across all sites. It is anticipated that this additional workload can be accommodated through existing staff resources.
- 5.2** The two quarries and landfill sites will continue to be monitored by the Planning Compliance Officers assisted by Planning Officers, on an annual basis and site visits will also be undertaken if any issues/complaints arise and this continues through covid restrictions.

6. Financial and Procurement Implications

- 6.1** Financial implications could arise in the future in the event of the failure of one of the site operators without a restoration bond, or if a bond was not sufficient to cover the required restoration of the site.

7. Risk Analysis

- 7.1** There are financial and reputational risks to the Council if the sites are not formally monitored or the bonds are not adequate to cover the full cost of implementing the agreed restoration proposals. There is a higher risk to the Council if no bonds are in place and the operator fails.

8. Equalities Impact Assessment (EIA)

- 8.1** It is not considered that the report or recommendations raise any equality issues.

9. Environmental Sustainability

- 9.1** All the quarry and landfill sites have been subject to Environmental Statements through the processing of the respective planning applications.

10. Consultation

- 10.1** No consultation was necessary for the preparation of this report.

11. Strategic Assessment

- 11.1** The annual monitoring of the quarry and landfill sites aligns with the strategic priorities of the Council.

Peter Hessett

Strategic Lead – Regulatory

Date: 09 December 2020

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager

Email: pamela.clifford@west-dunbarton.gov.uk

Appendices: None

Background Papers: Planning Committee Report, 28th August 2019
Annual Review of Quarries and Landfill Sites

Planning Committee Report, 30 April 2014 - Review of Quarries and Landfill sites (monitoring arrangements)

Wards Affected: Ward 1 (Auchencarroch Landfill Site)

Ward 3 (Dumbuck Quarry, Sheephill Quarry and Rigangower Landfill Site)

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 9th December 2020

Subject: Street names for Queens Quay Site, Clydebank

1. PURPOSE

- 1.1** To seek approval of the Street Naming Strategy and Street Names for the Queens Quay site.

2. RECOMMENDATIONS

- 2.1** It is recommended that the Committee approves the Street Naming Strategy and the revised list of street names following public consultation.

3. BACKGROUND

- 3.1** The Queens Quay site is making good progress with the main spine road now completed; the care home and energy centre complete; the new health and care centre and the 142 affordable housing units under construction. The development of the site is guided by a masterplan, which formed part of the Planning in Principle Permission. The principal streets and public spaces now require to have names together with future streets for the residential development.
- 3.2** A Street Naming Strategy and list of street names was approved for consultation by the August Planning Committee. The strategy and street names seek to reflect the history and heritage of the site and the surrounding area within Clydebank. They also aim to proactively contribute to placemaking and streetscape across the Queens Quay site, sharing key heritage narratives and telling Clydebank's stories to a much wider audience.
- 3.3** A public consultation ran for 6 weeks from 9th September to 23rd October and was publicised on the Council's news and consultation webpages, as well, as social media pages. Elected members, Community Councils, equalities groups and other community groups were contacted directly regarding the consultation. A total of 17 formal responses were received and these responses are summarised in Appendix 2 to this report.
- #### **4. MAIN ISSUES**
- 4.1** The street naming strategy centres on a storytelling approach, bringing focus to Clydebank's rich history and heritage and linking the former John Brown's yard to the landscape beyond Clydebank. Through these narratives,

opportunities exist to create digitally available heritage interpretation and associated learning materials that tell Clydebank's story from its pre-burgh history to the global boom of shipping and industry, encapsulated by the internationally recognised term 'Clydebuilt'. This approach underpinned the selection of names taken forward for consultation.

4.2 A wide range of comments and suggestions, which are replicated in full in Appendix 2 to this report, were received from the consultation; however, most responses included suggestions for street names. These suggested names generally fall into three categories:

1. individuals associated with the former shipyard or known to the person making the response;
2. ships built at the yard and
3. trades associated with the shipyard.

Several responses argued that the Street Naming Strategy should focus more directly on the heritage of the former shipyard itself rather than wider connections around Clydebank and beyond. Several responses indicated strong support for some of the proposed names, including 'Bothy School'. Two responses were opposed to the proposed street names suggested in the consultation.

4.3 A further response pointed out the possibility of confusion between one of the proposed names for the main park area in Queens Quay as 'John Browns Park' and the existing sports pitches at Whitecrook Park, Clydebank which are known locally as John Browns Pitches/Park. As a result, it is proposed to name the park area 'Queens Quay Park', which was already approved as a name by the August Planning Committee.

4.4 There were no other objections to the list of proposed names for the main streets at Queens Quay. However to avoid overuse of the name 'Queens Quay' and to ensure there is a direct reference to John Brown, it is proposed to change the preferred name of the civic square to 'John Browns Square'. The final suggested list of main streets is therefore as follows:

- Main spine road - Queens Quay Main Avenue
- Main thoroughfare - Titan Boulevard
- Main thoroughfare - Titan View
- Civic square – John Browns Square
- Linear park and path – Queens Quay Park

4.5 It is Council street naming policy to generally avoid naming streets after individuals and therefore it is not proposed to add any names of this type. Equally, a significant number of streets in and around Clydebank are already named after ships produced at the John Browns or Beardmore yards. As such it is considered that this aspect of the yard's heritage is already well reflected in the Clydebank streetscape and that it is less appropriate to name further streets after ships.

4.6 Instead it is proposed that there is an opportunity to include additional names for streets that reference the various trades and skills carried out at John Brown's shipyard. This would reflect the many thousands of workers at the yard who – over the century of its existence – contributed to its success and that of Clydebank. These are included in the list of suggested names for other streets in Queens Quay below. Furthermore, it is suggested that the heritage value and interest of the names would be enhanced by linking them to a geographic reference, where possible –i.e. applying the names based on where on the site that use or trade was carried out. Appendix 1 shows a plan based on the approved masterplan for the site of where the main streets are located and where the trades, based on the street names below, were also based within the shipyard.

4.7 The street names below, that were suggested during the consultation, are proposed to be taken forward and comply with the Council's street naming policy. A copy of the policy is provided in Appendix 3. These would be used for street naming together with the addition of Place, Street, Crescent etc. to fit with the final development layout. This approach offers insight to the workings of the yard and represents numerous opportunities to engage Clydebank's citizens in memory sharing, reminiscence and storytelling. The final proposed street names are:

- Beacon
- Bothy School
- Carpenter
- Caulker
- Coppersmith
- East Yard
- Foundry
- Grace
- Rigger
- Riveter
- Shipwright
- Slipway
- Smithy
- Brick Clays
- Tarry Kirk
- Tracer
- West Yard

Next Steps

4.8 If approved by Committee the finalised street naming strategy and street names will form an annex to the Queens Quay Design Codes and will be applied as required when streets are ready to be named.

5. PEOPLE IMPLICATIONS

5.1 There are no people implications.

6. FINANCIAL IMPLICATIONS

6.1 There are no financial implications.

7. RISK ANALYSIS

7.1 There are no known risks to the Council.

8. EQUALITIES IMPACT ASSESSMENT (EIA)

8.1 None.

9. CONSULTATION

9.1 Consultation has been carried out as detailed in Section 3.3 above.

10. STRATEGIC ASSESSMENT

10.1 This proposal is in keeping with the Council's strategic priorities.

Peter Hessett
Strategic Lead - Regulatory
Date: 09 December 2020.

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

Antony McGuinness
Team Leader: Forward Planning
Email: antony.mcguinness@west-dunbarton.gov.uk

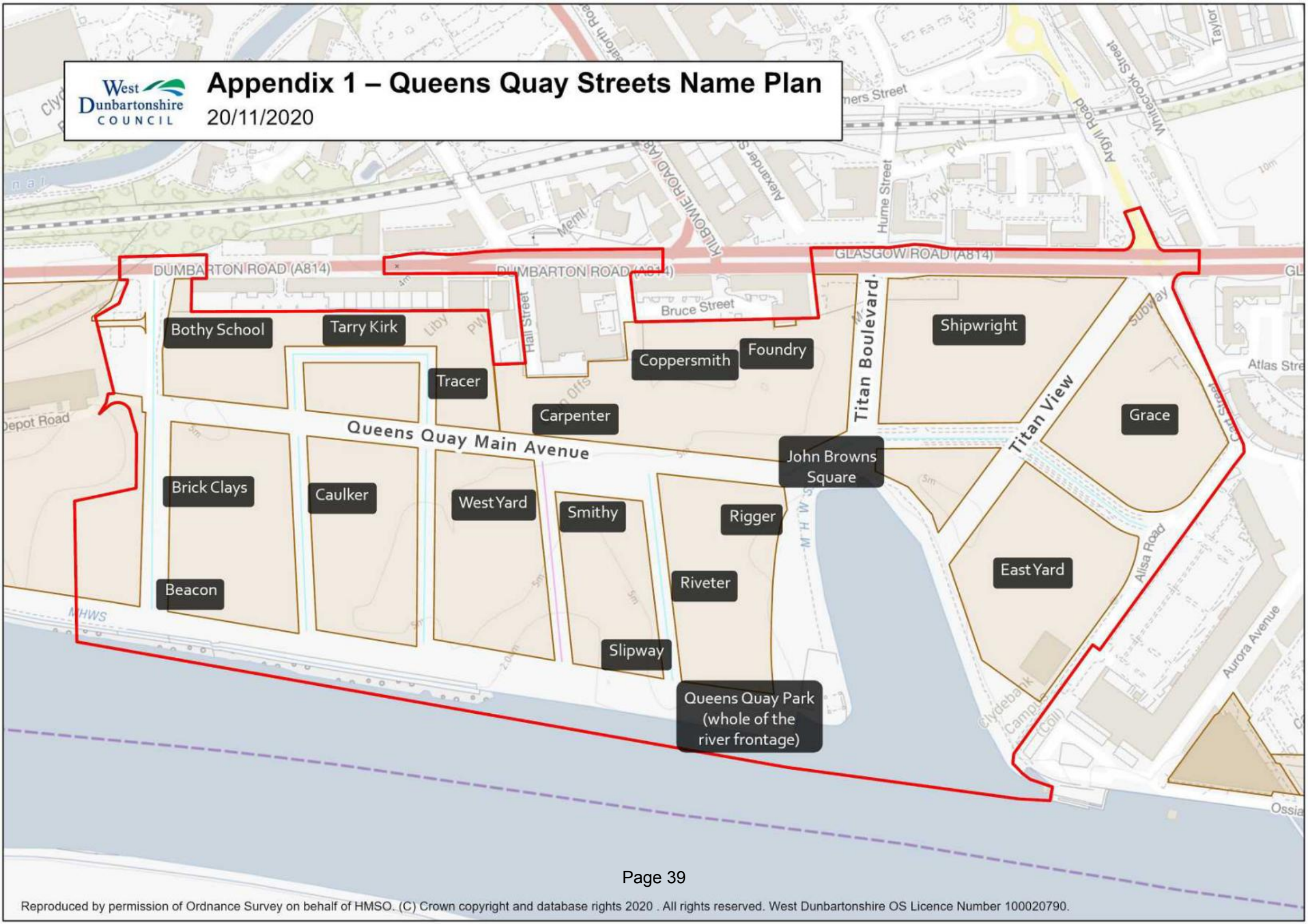
Appendices: Appendix 1- Street Name Plan
Appendix 2 – Responses to the Street Naming
Consultation

Background Papers: Street Naming and Numbering Policy

Wards Affected: Ward 6 Clydebank Waterfront

Appendix 1 – Queens Quay Streets Name Plan

20/11/2020



Appendix 2: Summary of Queens Quay Street Naming Consultation

Name of Respondent	Organisation	Summary of comments	Council's Response
Catherine McGarrity		<p>I think It's a great idea to link to the past and use names/words from the past to use for this iconic site.</p> <p>My father was a Rivetter in John Browns in the 1960s. I think we lived in those tenements tied to John Browns when I was a baby. Here's a few ideas-</p> <p>Rivetter Road? Cunard Crescent Shipyards lane John Browns Alley Clydebank Road River Clyde Road</p>	The Council agrees that the names of trades and skills carried out within the former shipyard should be reflected in the street names. Specifically, 'Riveter' and 'John Browns' will be considered for the final list of suggested street names.
Morag McDonald		I think when naming the streets some sort of tribute should be paid to the young polish men who died defending Clydebank during the blitz. Either name the streets after the men who lost their lives that night, or after their ship. Also any families who lost huge numbers that night. The Rocks for example. A touching way to ensure those folks are never forgotten.	The Council's street naming policy generally avoids naming streets after individuals and therefore regrettably it would not be appropriate to add the names as the respondent suggests. However, it is noted that there are already several memorials in the town to those who lost their lives lost in the Clydebank Blitz. It is also noted that a plaque honouring the crew of the Polish ship, ORP Piorun, was unveiled at Queens Quay in March 2019, in addition to a existing memorial in Solidarity Plaza, Clydebank
Cllr Jim Bolla	WDC Elected Member	I am opposed to the name Harland & Wolff being used as a street name in the above development. To recognise this Shipyards in the North of Ireland which discriminated against the minority Catholic population regarding employment within the Shipyards	Noted. References to Harland & Wolff are not proposed.

Name of Respondent	Organisation	Summary of comments	Council's Response
		is unacceptable, inappropriate and should be dropped from the proposed list.	
Cllr Martin Rooney	WDC Elected Member	<p>I appreciate that there's been a lot of work done on this but I wasn't impressed with the names in the strategy and therefore my view is they are not suitable but that's just my personal view.</p> <ul style="list-style-type: none"> • Clydebank Terrace • Titan • John Browns • Foundry • Firesitter • Beacon • Tarry Kirk • Bothy School • Grace • Craigallion Loch • Brick Clays 	Noted. However, naming streets after the trades and other important associations within the site is considered to be an appropriate means of reflecting the wide variety of contributions of the people who were involved in the success of the yard and also can be linked to the story telling narrative.
Sam Gibson	Clydebank Local History Society	<p>Not opposed to names suggested for the main roads but the suggestions for the ancillary roads are somewhat obtuse, unconnected to the site and unlikely to derive the 'research interest' that seems to be expected. Cannot understand the importance being given to town planner Ian McHarg – his name is not prominent in the local population.</p> <p>Would prefer a much simpler naming system recognising the yard as one of the most famous in the world – either based on ship names or shipyard trades as a memorial to those who worked there: shipwrights, sailmakers, caulkers, platers, riveters, welders, drillers, blacksmiths, etc.</p>	Noted. It is agreed reference to the names of trades would be an appropriate reference for additional street names within the site. A significant number of streets in and around Clydebank are already named after ships produced at the John Browns or Beardmore yards. Therefore, any additional streets names after ships would have to be carefully considered to avoid duplication of street name in Clydebank and overall it is considered less appropriate to name further streets after ships from the yard.
Steven R Wade		In reviewing the proposed street names it is my	A significant number of streets in and around

Name of Respondent	Organisation	Summary of comments	Council's Response
		<p>opinion that they shouldn't need an explanation to convey their significance to Clydebank.</p> <p>There were many other famous ships built in Clydebank and at Browns:</p> <p>Lusitania Aquitania Saxonia HMS Hood</p> <p>There are also other Clydebank icons like Singers or La Scala. Many of these are more relatable to the general public</p>	<p>Clydebank are already named after ships produced at the John Browns or Beardmore yards. Therefore, any additional streets names after ships would have to be carefully considered to avoid duplication of street name in Clydebank and overall it is considered less appropriate to name further streets after ships from the yard.</p> <p>In relation to other suggestions, there is already reference to Singers within Clydebank, and La Scala the historic picture house and it would be more appropriate to reference it closer to the site</p>
Anthony McLaughlin		Names of ships built there should be used.	Clydebank are already named after ships produced at the John Browns or Beardmore yards. Therefore, any additional streets names after ships would have to be carefully considered to avoid duplication of street name in Clydebank and overall it is considered less appropriate to name further streets after ships from the yard.
Robert Jennings	Curator , Old Clydebank High School website and archive	<p>I offer support for the name "Bothy School".</p> <p>This was established on 11th August 1873 as "Clydebank School" and was the first building of what developed into Clydebank High School.</p> <p>The current modern day School opened in 2009 at Janetta Street and is the 6th building, with previous schools being:</p> <p>-Bothy School 1873-1876</p> <p>-Kilbowie Road (1) 1876-1888</p>	The support for the Bothy School name and additional information provided on the history of the school is welcomed and is suggested as a final street name.

Name of Respondent	Organisation	Summary of comments	Council's Response
		<p>-Kilbowie Road (2) 1888-1941 (Destroyed by the blitz)</p> <p>-Miller Street 1911-1947 (ran concurrently with the Kilbowie Road building).</p> <p>-Shelley Drive 1947-2009</p> <p>Clydebank High School will be celebrating its 150th anniversary in 2023 and this would be a fitting tribute to both the origins of education in Clydebank and to the modern day school, which I believe to be the oldest institution still in existence in Clydebank.</p> <p>I am available and willing to provide further information if required.</p>	
David Nicolson		<p>Name a street 'John John Street' after my grandfather who used to be called John John , he was a chief petty officer and once a naval medic who would take care of the boys sailing down the Clyde on the newly built ships and fly his flag high. His full name was Roderick Nicolson, he was a superb and moral grandfather and well known locally I, in my last wish would be proud as you can be to name a street after him.</p>	<p>The Council's street naming policy generally avoids naming streets after individuals and therefore regrettably it would not be possible to do as the respondent suggests.</p>
Karen Morton		<p>You have suggested to call one area of park " JOHN BROWNS PARK" . Clydebank already has a John Browns Park in Whitecrook. This I think would be very confusing for people and I think the original John Browns Park should remain the only one named as such.</p>	<p>Noted. The Council has accepted this suggestion in order to avoid any confusion.</p>
Jonathan Rainey		<p>Instead of the names 'Grace', 'Brick Clays', 'Beacon' and 'Firesitter', how about the street names of Freedom Lane, Liberty Street, Woods Avenue and</p>	<p>The comments of the respondent are noted but the Council's street naming policy generally avoids naming streets after</p>

Name of Respondent	Organisation	Summary of comments	Council's Response
		<p>Sharpe Street be proposed instead?</p> <p>The latter 2 names I suggest because Woods Avenue would be named after Thomas E. Woods Jnr who is a libertarian author, lecturer and radio broadcaster of The Tom Woods Show and Sharpe Street would be named after a Libertarian politician in New York City, USA called Larry Sharpe.</p>	<p>individuals. The Council is also of the view that the proposed names are not directly connected with the former shipyard or shipbuilding heritage of Clydebank and therefore would not be appropriate.</p>
David Coote		<p>I suggest 'Coote Close' as a street name after my grandfather, who died of asbestosis - a scourge of Clydebank's industrial past.</p>	<p>The Council's street naming policy generally avoids naming streets after individuals and therefore regrettably it would not be possible to do as the respondent suggests.</p>
John Walker		<p>Uninspiring and mostly irrelevant names proposed. Also there is already a Titan View beside the chandlers pub.</p>	<p>The comments of the respondent are noted. All proposed street names have been checked to ensure that no duplication of names occurs.</p>
John Reilly		<p>My suggestions are 1-Bundy Street 2-Shamrock Square 3-Bisley Avenue</p> <p>These are the names of the old gangs which existed in this area 50+ years ago and as such, have great cultural significance.</p>	<p>The comments of the respondent are welcomed but the Council is of the view that the proposed names and the meanings behind them would not be directly related to the shipyard or shipbuilding heritage of Clydebank, and may have negative associations, and therefore would not be appropriate to use.</p>
John Sherry		<p>I would like to nominate John Rannie to be considered for a street to be named after him. Mr. Rannie, who was born in Clydebank became the managing director of John Browns shipyard in Clydebank. He started his working life as an apprentice in the yard making his way up to the above position. He was thoroughly respected by all employees and unions.</p>	<p>Although the comments of the respondent are welcomed, the Council's street naming policy generally avoids naming streets after individuals and therefore regrettably it would not be appropriate to do as the respondent suggests.</p>

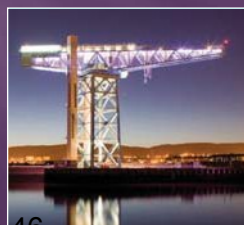
Name of Respondent	Organisation	Summary of comments	Council's Response
		<p>He always ensured that a Clydebuilt Ship meant the very best and he ensured this was so. In many ways he was directly responsible for ensuring that the name Clydebank was renowned throughout the world.</p> <p>It would be appropriate for consideration to be given to naming a street or whatever after this true Bankie. Perhaps even more appropriate if there was a Way or Slipway.</p> <p>On a personal note my brother Jim, who nominated Mr Rannie is now in his eighties and lives in Vancouver, Canada. He worked in John Browns for over 20 years and is extremely proud to be associated with John Browns and even more so with Clydebank.</p>	
Mrs Anne Maria Rennie		I would suggest you name each Street after every Ship that has been built at John Brown Ship yard since its inception. These will be on file and would keep ship building in the memory of future generations.	The comments of the respondent are noted; however a significant number of streets in and around Clydebank are already named after ships produced at the John Browns or Beardmore yards. As such it is considered that this aspect of the yard's heritage is already well reflected in the Clydebank streetscape and that it is less appropriate to name further streets after ships.
Tom McCormack		Names should be named after the streets that were lost after the Blitz on the Holy City such as First and Second Terrace.	The comments of the respondent are noted, however the street names suggested, albeit having merit, could lead to confusion with the existing Second Avenue, and would not have a direct geographical reference to the shipyard site itself.

West Dunbartonshire Council
Planning and Building Standards

Street Naming and Numbering Policy



December 2014



West
Dunbartonshire
COUNCIL

Contents

- 1. West Dunbartonshire Council Street Naming Policy**
 - 1.1. *What we aim to do*
 - 1.2. *Issues that we aim to avoid*
 - 1.3. *Other matters*
 - 1.4. *Charges for Street Naming*
- 2. West Dunbartonshire Council Street Numbering Policy**
 - 2.1. *What we aim to do*
 - 2.2. *How we number properties*
 - 2.3. *Numbering residential properties*
 - 2.4. *Re-numbering existing residential properties*
 - 2.5. *Sub-dividing a residential building*
 - 2.6. *Creating addresses within gap sites*
 - 2.7. *Numbering flatted properties (new build)*
 - 2.8. *Proposed policy on house names*
 - 2.9. *Numbering non-domestics properties (new build)*
 - 2.10. *Dividing non-domestic properties into two or more*
 - 2.11. *If changes to addresses are required*
 - 2.12. *Charges for Street Naming & Numbering*

1. West Dunbartonshire Council Street Naming Policy

1.1. What we aim to do

Generally new street names in the West Dunbartonshire Council area will meet the following criteria:

- Follow the current theme within an existing area wherever possible,
- If it is not possible to use an existing theme or the development involves multiple new street names, a new theme will be considered,
- Where a new theme is proposed, the street name(s) should have a local significance and/or a historical link to the local area, places, events or culture, particularly if they have a direct connection to the site,
- Recognise native wildlife, flora, fauna or natural features related to the area or West Dunbartonshire.
- Street names should be easily pronounced and spelt so as not to cause confusion, particularly in the case of an emergency.

1.2. Issues that we aim to address

- Names of people who are living; this is due to the risk that public perception of that person may change as a result of events occurring over the remainder of their lifetime. In appropriate circumstances names of deceased people will be given consideration,
- Street names duplicating or conflicting with an existing street name within the town concerned,
- Variations in the suffix of a street name in separate locations; alternative suffixes may be used with discretion and only be considered if the streets lead off each other;
- Punctuation, including commas, apostrophes, full stops, hyphens and slashes within a street name unless they are absolutely necessary.
- Those names which are capable of deliberate misinterpretation or with adverse connotations.
- We will not use developers marketing titles as part of the new postal address.

1.3. Other

- Consideration will be given to suffixes for street names:
- New street names should end with an appropriate suffix for the road layout, e.g. Street & Road used for thoroughfares; Lane & Drive for side streets; Close & Place for cul-de-sacs; and Crescent & Square, etc to suit geometry of the layout.
- We will use the number 13 when numbering properties.
- Prior to the submission of a report to the Planning Committee for approval of street naming where the proposals are to create a 'new street name' for the development, consultation with the appropriate Community Councils and the relevant elected members for the ward will be undertaken.
Additionally where the development proposals are for the provision of social housing or are to include the provision of social housing within the development, the Registered Tenants Organisation (RTO) will also be consulted prior to the submission of the report to Committee.

1.4. Charges for Street Naming

- There is a fee for carrying out this service.

Policy updated by Planning Committee 27 May 2015

2. West Dunbartonshire Council Street Numbering Policy

2.1. What we aim to do

Provide new numbers and in some instances renumber existing properties in the West Dunbartonshire Council area. In doing so we will meet where possible the following criteria:

- Follow the current numbering system within an existing area wherever possible; and
- If it is not possible to use an existing number a new number will be allocated.

2.2. How we number properties

Streets normally begin closest to the town centre and the numbering begins at that point. In adjoining streets, numbering begins at the point where it joins the main street. The general rule is to have odd numbers on the left and even numbers on the right. However, consecutive house numbers are sometimes possible: in other words, the first house on the left is Number 1 the second is Number 2 and so on, in a clockwise direction. Some numbers may be left out of a sequence as they may be needed if there is to be a new development in the area at a later date. We do not avoid the number 13.

2.3. Numbering residential properties

Numbers are allocated to residential properties after:-

- the building warrant has been approved; and
- site layout plans have been reviewed

The number allocated at this stage must be used as part of the statutory address (BS7666) e.g. number, street name and postcode. However, in many rural areas properties are not numbered and in this case a house name will form part of the statutory address.

2.4. Re-numbering existing residential properties

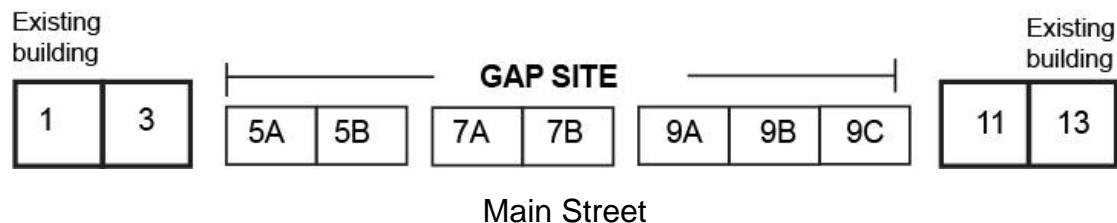
In some situations we may have to renumber whole streets or part of a street. For example, if new properties are built or if we become aware of an issue affecting existing addresses. The existing properties' addresses will be changed to reflect the new numbers and postcodes. We always aim to provide clear, unambiguous addresses and will try to find alternatives to renumbering.

2.5. Sub-dividing a residential building

Each sub-division should have its own number. If this is not possible it should have an appropriate suffix. For example, if the property at Number 10 is divided into two we would allocate the numbers 10A and 10B.

2.6. Creating addresses within gap sites

Where a vacant site is developed between properties – we prefer properties to have individual numbers. Where this is not possible we would use numbers with suffix as per example below:



2.7. Numbering flatted properties (new build)

Flatted properties should be allocated an individual number. Numbers may relate to the street or to the block itself. If the latter, the block should be numbered. A typical flatted property address would be Flat 0/1, 26 Smith Crescent.

2.8. Proposed policy on house names

All new addresses or changes to existing addresses are created or changed by West Dunbartonshire Council. Any addresses supplied are called “statutory” addresses. A property can hold both name and a number in its statutory address. However, if we have not allocated a number to a house e.g. in rural areas, the name will form part of its statutory address. We have the right not to use a house name that could be considered offensive or alarming.

A fee will be charged to formally make a change to an existing house name where the property does not have a house number. We will update our Corporate Address Gazetteer; inform Royal Mail and other interested bodies – such as the emergency services, gas, water, electricity providers and Dunbartonshire and Argyll & Bute Joint Valuation Board (Assessors). In addition our officers are happy to advise people on suitable house names, to help avoid duplication or confusion.

2.9. Numbering non-domestic properties (new build)

The layout of the development would determine the numbering sequence, but the principle should remain that unit numbers are in sequence where possible, for example Unit 2, Unit 4, Unit 6 etc. along with the street name.

2.10. Dividing non-domestic properties into two or more

We use existing numbers where ever possible. For example, if number 18 is divided into two units, these will become Number 18A and 18B.

2.11. If changes to addresses are required

We will always seek to have people’s agreement and to minimise inconvenience. A consultation period of 21 days allows everyone affected by a proposed change to give their views. A decision will be made after the consultation period and notification will be sent to all owner/occupiers. At this point we would inform all statutory bodies and update our corporate address gazetteer to reflect the change.

2.12. Charges for Street Numbering

A fee will now be payable for carrying out this service.

Policy Approved by Planning Committee 29 January 2014

Policy updated by Planning Committee 17 December 2014