

# Agenda



## Elected Members' Pre-Application Meeting

**Date:** Thursday, 20 December 2018

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**Time:** 10:00

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**Venue:** Civic Space,  
Council Offices, 16 Church Street, Dumbarton

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**Contact:** Craig Stewart  
Tel: 01389 737251 [craig.stewart@west-dunbarton.gov.uk](mailto:craig.stewart@west-dunbarton.gov.uk)

Dear Member

Please attend the **Elected Members' Pre-Application Meeting – Affordable Housing Development at Queens Quay, Clydebank** as detailed above. The business is shown on the attached agenda.

Yours faithfully

**JOYCE WHITE**

Chief Executive

Distribution:-

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

Strategic Lead - Regulatory

Date issued: 13 December 2018

**ELECTED MEMBERS' PRE-APPLICATION MEETING**

**THURSDAY, 20 DECEMBER 2018**

**AGENDA**

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

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

**3. AFFORDABLE HOUSING DEVELOPMENT AT QUEENS QUAY, 5 – 13  
CLYDEBANK**

Submit a briefing note by the Planning & Building Standards Manager:-

(a) advising of the forthcoming major planning application for a proposal; and

(b) giving Members an opportunity to highlight any additional issues which they consider the application ought to address.





## **Affordable Housing Development at Queens Quay, Clydebank**

### **Elected Members Pre-Application Briefing Meeting: 20<sup>th</sup> December 2018**

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#### **1. Purpose**

The purpose of this briefing note is to advise Members of pre-application consultation taking place regarding two sites at Queens Quay to be developed for affordable housing. This briefing is also to give members an opportunity to highlight any issues which they consider any future application ought to address. The merits of the proposals are not being considered, and no decisions will be made at this stage.

The procedures and protocol for Elected Member involvement at the pre-application stage were agreed by the Planning Committee on 27 August 2014, and a copy of the procedures and protocol are attached as appendices.

#### **2. Background**

The majority of the former Clydebank engineering and shipbuilding yard, now known as Queens Quay, is subject to a number of planning permissions. Current planning permissions include:

- DC15/234 (permission in principle for mixed use development);
- DC16/240 (infrastructure works including a new spine road and public realm works around the old 'fitting-out' basin);
- DC16/244 (new care home);
- DC18/057 (new health and care centre);
- DC17/231 (new energy centre and district heating system infrastructure);

The Permission in Principle allows for a wide range of uses, specifically including residential, retail, financial/professional services, restaurants, public houses, offices, hotel, care home, health centre and assembly/ leisure use.

Construction work on the physical infrastructure for the various uses, the care home and energy centre have started on the site.

#### **3. Sites**

There are two separate sites proposed to be developed for affordable housing and these are referenced as sites A and B on the plan in the Appendix of this

report. Whilst the sites are separate, they will be considered under a single application for planning permission.

Site A is rectangular and extends to approximately 1.59 acres in area and abuts Glasgow Road. Vacant land to the east is identified for future housing development as part of the Queens Quay masterplan and to the south will be the new spine road from where the site will be accessed. To the west will be Titan Boulevard which will be a mainly pedestrian area linking the Queens Quay site to the Clydebank town centre with an extensive public realm area at the head of the basin.

Site B is roughly square and is a corner/ infill site measuring approximately 0.19 acres and also abuts Glasgow Road and it is directly opposite Site A on the other side of Titan Boulevard. The site shares its western boundary with Wallace Street from where it will have a vehicular access to the housing units and the new health and care centre to the south. Pedestrian access will be from Titan Boulevard.

#### **4. Development Details**

**Site A:** A flatted development comprising 120 affordable housing units with associated open space, parking and landscaping. This will include 31 three bed flats, 70 two bed flats and 19 one bed flats. 10 flats will be wheelchair accessible. The building has been designed in a 'U' shape providing three street facing elevations to the north, west and south and will vary between 5 and 7 storeys in height. Open space and 86 car parking spaces will be provided to the rear in a courtyard with vehicular access taken from the spine road via a pend opening on the elevation to the basin. Pedestrian pends will link Titan Boulevard with the rear courtyard. 791 square metres of commercial/retail space, which is permitted through the planning permission in principle, will be created on the ground floor and will be split over four separate units all to be accessed from the Titan Boulevard. Two corner commercial ground floor units at Glasgow Road and at the head of the basin will be provided and are capable of being split to provide two additional units. Servicing and deliveries will be mainly to the rear of the building.

Each of the building units has a variety of design features including projecting elements and staggered roof lines that break up the massing. The height of the buildings increases at the corners with Glasgow Road and the public realm space at the head of the basin. Strong architectural interest and retail/ commercial units feature on these corners and will provide a focal point and activity at the entrance to Queens Quay and at the interface with the public realm space at the basin. The simple palate of materials includes high quality clay bricks of porcelain white and light buff together with a dark charcoal metal cladding. Gold cladding also features to the buildings on Glasgow Road and on the basin to highlight the important architectural features at the corners of the building and on the elevation facing the basin. The facing materials have been selected because of their long term durability and suitability for the marine environment and because of their

aesthetic quality and compatibility with the materials selected for the adjacent health and care centre.

**Site B:** A flatted development comprising 29 affordable housing units is proposed and will be made up of 5 three bedroom, 17 two bedroom and 7 one bed flats and will be suitable for supported living. 5 units will be wheelchair accessible. The 6 storey building has been designed in an 'L' shape to define the corner of the Boulevard where it meets Glasgow Road and provides two principal elevations. Access to a rear parking area comprising 10 spaces would be taken from Wallace Street. The staff car park associated with the health and care centre will also be accessed from Wallace Street. This building together with site A has been designed to be connected in terms of building design and material finish to ensure this gateway to Queens Quay is distinct and of a quality that creates a sense of arrival and place and is worthy of Queens Quay.

A planning application for Titan Boulevard will be submitted separately. This will be a mainly pedestrianised space with limited parking and will include quality surfacing materials, landscaping, street furniture and lighting and will provide a quality public realm space linked with the head of the basin at the heart of Queens Quay.

### **5. Planning Policies**

In the adopted West Dunbartonshire Local Plan 2010 the Queens Quay site is identified as a redevelopment opportunity site suitable for predominantly residential mixed use development. Policy RP1 encourages the redevelopment of vacant and derelict land, whilst Policy GD1 outlines the need for all new development to be of a high design quality and to maintain or enhance the character and amenity of the surrounding area.

Queens Quay is identified in the West Dunbartonshire Local Development Plan: Proposed Plan (2016) as a 'Changing Place.' The proposed plan site sets out a housing-led mixed-use development strategy for the site and includes opportunities for enhancement of green infrastructure and access improvements. Policy DS3 requires significant travel generating uses to be accessible by public transport, whilst Policy DS1 sets out general expectations for the quality of new development, including that it be distinctive, adaptable, resource-efficient, easy to get to and move around, safe, pleasant and welcoming.

Local Development Plan 2: Proposed Plan - Queens Quay has its own development strategy and place based policies aimed at supporting the redevelopment of the site for a mixture of uses along with green infrastructure and access enhancements. Policies CP1-CP4 are applicable in terms of design, green infrastructure and a masterplanning approach. These policies are all related to enhancing the quality of design across West Dunbartonshire.

## **6. Main Issues**

It is considered that the principle of developing this part of the Queens Quay site has been established by the granting of permission in principle DC15/234, which specifically allows residential development. The main issues requiring to be addressed as part of any planning application will include the following:

**Placemaking** – The proposed design, layout, massing and materials require to be carefully considered in terms of the wider masterplan and approved design principles for the Queens Quay site, and also with regard to how it will integrate with the design and layout of the health and care centre, the basin and Titan Boulevard. It requires to respect and achieve the outstanding design quality already achieved in terms of the consented development and reflects the very high aspirations for Queens Quay.

**Relationship with existing area** – Sites A and B are opposite existing tenement flats on Glasgow Road. Consideration therefore needs to be given to the relationship with the surrounding residential areas including control of noise and disturbance during the construction phase, location and orientation of windows and boundary treatments to protect privacy and overlooking.

**Accessibility, Parking and Refuse** – With sites A and B being for affordable housing needs, and site A including retail/commercial uses, the proposed developments requires good public transport connections and cycle parking facilities. Adequate car parking for affordable housing requires to be addressed. The sites are in walking distance to the town centre and there is the need to avoid encouraging unnecessary car use through overprovision or detracting from the character of the Queens Quay area. Bin stores will be provided within the building for both the commercial/ retail and residential units and all will be accessed from the rear courtyard.

**Open space** – Consideration is required for high quality amenity space provision and green infrastructure within the site and how it integrates and links to the wider Queens Quay green infrastructure and Titan Boulevard.

**Contamination** – these issues have substantially been addressed though the conditions of the planning permission in principle, although some of these remain to be discharged and there will be a need to ensure that any specific issues arising from the proposed residential uses are addressed.

## **7. Next Steps**

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

Following this pre-application meeting, the applicant intends to prepare their planning application for submission and address any comments received during this meeting. On receipt of any such application it would be advertised in the press, weekly list and the Council website to allow the public to view the plans



and make representations. The application would then be presented to Planning Committee for consideration and determination in due course.

**Pamela Clifford**

Planning, Building Standards and Environmental Health Manager

Date: 10 December 2018

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**Appendices:**

“Protocol 3 – Elected Member involvement in Pre-Application Discussions”

“Planning Procedures for Councillor Involvement in the Pre-application Stage”

Site plan

**Wards affected:**

Ward 6 (Clydebank Waterfront)



# PROTOCOL 3 - ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION DISCUSSIONS

## Background

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

## Purpose

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

## Role

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

## Function

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

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

### **What you can expect of us:**

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

### **What we expect of you:**

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

## **Contact**

If you require more information about this service please contact:

Pamela Clifford  
Planning and Building Standards Manager  
Aurora House  
3 Aurora Avenue  
Queens Quay  
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G81 1BF

Tel no: 0141 951 7938

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## West Dunbartonshire Council

### Planning Procedures for Councillor Involvement in the Pre-application Stage

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