

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 4 May 2005 at 9.30 a.m.

Present: Provost Alistair Macdonald and Councillors Douglas McAllister, Linda McColl, Duncan McDonald and Connie O'Sullivan.

Attending: Irving Hodgson, Head of Planning and Development; Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor and Shona Barton, Administrative Assistant.

Apology: An apology for absence was intimated on behalf of Councillor Craig McLaughlin.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

5817 The Minutes of Meeting of the Committee held on 6 April 2005 were submitted and approved as a correct record.

NOTE OF VISITATIONS

5818 A Note of Visitations carried out on 4 April 2005, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

5819 Reports were submitted by the Director of Development and Environmental Services in respect of various planning applications as detailed below.

Continued Application

(a) DC04/244 – Provision of outdoor recreational facilities with associated equipment and landscaping at Central Park, Renton

5820 Following discussion and having heard the Planning Services Manager in further explanation and in answer to Members' questions, the Committee agreed to continue consideration of this application to a future meeting of the Committee to enable the maintenance arrangements and the associated budgetary implications to be clarified.

New Applications**(b) DC04/436 – Change of use from Class 1 Retail to Class 2 Licensed Betting Office at 365 Kilbowie Road, Clydebank**

5821 Reference was made to the site visit undertaken in respect of this application. It was noted that the applicant and the objectors to the application did not wish to address the Committee. Having heard the Planning Services Manager in further explanation, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(c) DC04/513 – Erection of residential development of 139 flats, with associated car parking and landscaping at Bonhill Quarry, Hillbank Street, Bonhill

5822 Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor McAllister invited Mr. James Peters, an objector to the application to address the Committee, and Mr Peters made his views on the application known. The applicant's representative, Mr. Hector Black was then invited to address the Committee and spoke in support of the application. Mr. Black was also heard in answer to Members' questions.

5823 After discussion and having heard the Planning Services Manager in further explanation, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

LITTLEMILL DISTILLERY, BOWLING

5824 A report was submitted by the Director of Development and Environmental Services informing of the outcome of a report made to the Procurator Fiscal in relation to Littlemill Distillery, Bowling.

5825 The Committee agreed:-

- (1) to note that the Procurator Fiscal did not intend to proceed with the case of unauthorised demolition at Littlemill Distillery, Bowling; and
- (2) that no further action be taken against the developers at this stage, but should the rebuilding of the two towers be in jeopardy that appropriate enforcement action would be taken if necessary.

**AIR HANDLING UNITS AT 232 TO 234 DUMBARTON ROAD,
OLD KILPATRICK**

- 5826 A report was submitted by the Director of Development and Environmental Services informing of a breach of planning control in the form of the unauthorised installation of air handling units at 232 to 234 Dumbarton Road, Old Kilpatrick and seeking authority to take enforcement action to have the breach remedied.
- 5827 After discussion and having heard the Planning Services Manager in further explanation, the Committee agreed to authorise the Director of Development and Environmental Services to serve an enforcement notice, if necessary, that requires the removal of the air handling units and the reinstatement of the exterior of the building to its original condition prior to their installation.

**APPEAL DECISIONS: THE DRUMS, OLD KILPATRICK AND 93 HIGH
STREET, DUMBARTON; APPEAL NOTIFICATION: 24 GLEBE GARDENS,
BONHILL**

- 5828 A report was submitted by the Director of Development and Environmental Services:-
- (a) informing of the outcome of two appeals:-
 - (i) against an enforcement notice at the Drums, Old Kilpatrick which was authorised by the Planning Committee in June 2004;
 - (ii) against the refusal of planning permission for the change of use of a (Class 1) shop to a (Class 2) licensed betting shop at 93 High Street, Dumbarton; and
 - (b) informing of an appeal against the refusal of planning permission for the erection of a photographic studio at 24 Glebe Gardens, Bonhill and advising that the appeal would be dealt with by way of written submissions.
- 5829 The Committee agreed:-
- (1) to note that the appeal against an enforcement notice at the Drums, Old Kilpatrick had been dismissed;
 - (2) to note that as a result of the appeal being dismissed, the enforcement notice had taken effect on 7 April 2005, and allows the appellant three months to restore the land to the condition it was in before the breach took place;
 - (3) to note that the appeal against the refusal of planning permission for the change of use of a (Class1) shop to a (Class 2) licensed betting shop at 93 High Street, Dumbarton had been dismissed;

- (4) to note the submission of an appeal against the refusal of planning permission for the erection of a photographic studio at 24 Glebe Gardens, Bonhill; and
- (5) to note that this appeal would be dealt with by way of written submissions.

The meeting closed at 9.51 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 4 APRIL 2005

Present: Councillors Denis Agnew, Douglas McAllister, Linda McColl, Craig McLaughlin and Connie O’Sullivan.

(The above lists all Councillors who attended at least one site visit).

Attending: Kevin Neeson, Section Head, Planning and Building Control and Craig Stewart, Administrative Assistant - Legal and Administrative Services.

Apologies: Apologies for absence were intimated on behalf of Provost Alistair Macdonald and Councillor Duncan McDonald.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications as a result of the introduction of revised Committee procedures:-

DC04/279 – Erection of Primary Care Resource Centre with GP practices, NHS Trust facilities and retail pharmacy at Vale of Leven Hospital, Alexandria;

DC04/470 – Erection of verandah with access ramps at the Crosslet Centre, 226 Crosslet Road, Dumbarton; and

DC04/481 – Installation of air handling units at 232 to 234 Dumbarton Road, Old Kilpatrick.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 4 MAY 2005.**

**DC04/436 – Change of use from Class 1 Retail to Class 2 Licensed Betting
Office at 365 Kilbowie Road, Clydebank**

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Business/opening times shall be restricted to the hours from 0900 hrs to 2200 hrs daily.
3. Prior to the commencement of work on site full details of a scheme of acoustic insulation of the premises shall be submitted for the approval of the Director of Development and Environmental Services. The approved scheme shall be completed to his satisfaction and prior to the use commencing on site.

**DC04/513 – Erection of residential development of 139 flats, with associated
car parking and landscaping at Bonhill Quarry, Hillbank Street, Bonhill**

Permission GRANTED subject to the following conditions:-

1. The development shall commence within a period of 5 years from the date of this decision.
2. No development shall commence until such time as full details of a Sustainable Urban Drainage System for the disposal of surface water, including such information as may be required in order to establish that soil conditions on the site are suitable for the intended design, and details of the phasing of works, have been submitted to and agreed in writing by the Director of Development and Environmental Services. The agreed scheme shall be implemented in accordance with the agreed phasing.
3. No development shall commence until such time as it has been demonstrated to and confirmed in writing by, the Director of Development and Environmental Services that there is adequate capacity in the public sewerage network to accommodate foul sewage from the development.
4. No development shall commence until such time as a detailed strategy for the remediation of ground contamination and landfill gas, including the phasing of such works, has been submitted to and agreed in writing by the Director of Development and Environmental Services. The agreed scheme shall be implemented in accordance with the agreed phasing.

5. No development shall commence until such time as a detailed design for upgrading of the following junctions has been submitted to and agreed in writing with the Director of Development and Environmental Services. The agreed alterations shall be fully implemented prior to the occupation of any flat on the site.
 - i) junction of access road onto Hillbank Street proper;
 - ii) junction of Hillbank Street onto Burn Street
6. No development shall commence until full landscaping plans, specifying the species, size and planting density of all trees, shrubs and hedgerows, details of all boundary treatments, the ongoing maintenance of landscaped areas and the phasing of landscaping works, have been submitted to and agreed in writing by the Director of Development and Environmental Services. The agreed landscaping scheme shall be implemented in accordance with the agreed phasing.
7. No development shall commence until such time as full details of the proposed communal bin stores have been submitted to and agreed in writing by the Director of Development and Environmental Services.
8. No piling operations during construction shall take place outwith the following hours:

Monday to Friday	0800 to 1800 hours
Saturday	0900 to 1200 hours
9. Prior to the occupation of any flat on the site, full details of the proposed children's play area, including details of the type and location of play equipment, seating and litter bins, the surface and boundary treatments, and the phasing of the provision of the facility, shall be submitted to and approved in writing by the Director of Development and Environmental Services. The approved play area shall be implemented in accordance with the agreed phasing.
10. No flat shall be occupied until such time as its associated car parking spaces (at 1.65 spaces per flat, rounded up), and its vehicular and pedestrian access, have been completed to the level of bottoming and bitmac base course, including access bell mouths, visibility splays and turning heads. No flat within the last block to be completed shall be occupied until all roads, footpaths and parking spaces within the site have been completed to their finished specification, to the satisfaction of the Director of Development and Environmental Services.

11. Prior to the commencement of the development, detailed plans shall be submitted which clearly illustrate in cross-section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.