



Agenda

Planning Committee

Date: Wednesday, 28 August 2019

Time: 10.00

Venue: Council Chamber,
Clydebank Town Hall, Dumbarton Road, Clydebank

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

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

All other Councillors for information

Date of Issue: 15 August 2019

PLANNING COMMITTEE
WEDNESDAY, 28 AUGUST 2019

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

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

3 MINUTES OF PREVIOUS MEETING 5 – 10

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 26 June 2019.

4 OPEN FORUM

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

5 PLANNING APPLICATIONS

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) DC19/054 – Erection of residential development comprising 22 units with associated landscaping, parking and ancillary works at Creveul Court, Alexandria by West Dunbartonshire Council.

11 – 28

- (b) DC19/046 – Erection of fabrication building, yard area and ancillary office building with access road, parking, gatehouse and associated infrastructure at site at former Carless Oil Terminal, Erskine Ferry Road, Old Kilpatrick by Malin Group Properties Limited.

29 – 50

6 RECEIPT OF APPEAL AGAINST PLANNING PERMISSION 51 - 54
FOR PETROL FILLING STATION, A JET WASH FACILITY AND
ALTERATIONS TO THE CAR PARK AT LIVINGSTONE STREET,
CLYDEBANK (DC18/209)

Submit report by the Strategic Lead – Regulatory informing of the receipt of a planning appeal.

7 ANNUAL REVIEW OF QUARRIES AND LANDFILL SITES 55 - 62

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 PROPOSED DUMBARTON TOWN CENTRE CONSERVATION 63 - 82
AREA

Submit report by the Strategic Lead – Regulatory seeking approval of the final boundaries for the proposed Dumbarton Town Centre Conservation Area, and authority to submit the Conservation Area to Scottish Ministers for designation.

9 PLACE AND DESIGN PANEL 83 - 134

Submit report by the Strategic Lead – Regulatory providing an update of the work of the Place and Design Panel and to advise of the future work of the Panel.

PLANNING COMMITTEE

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

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

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

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

Councillor Diane Docherty in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

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

OPEN FORUM

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

PLANNING APPLICATIONS

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

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

After discussion and having heard the Team Leader – Development Management in further explanation of the report and in answer to Members' questions, the Committee agreed to **GRANT** full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

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

REVISED DUMBARTON WATERFRONT PATH PLANNING GUIDANCE 2019

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

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

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

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

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

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

The meeting closed at 10.25 a.m.

APPENDIX 1

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

GRANT planning permission subject to the following conditions:-

1. The development shall be completed in accordance with the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:
 - Ibstock Arden Weathered Grey clay bricks;
 - Ibstock Arden Grey clay bricks;
 - Grey Marley Eternit Ltd modern roof tiles (single lap interlocking tiles) in smooth grey
 - Aluminium Clad NorDan timber windows, RAL 8019 Grey Brown
 - External Doors Nordan timber, RAL 6021 Pale Green
2. Prior to the installation of brickwork on the development hereby approved, a sample panel of brickwork shall be constructed for all brick types to be used in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
3. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the commencement of site works. The approved details shall be implemented as approved.
4. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.
5. No development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance

arising from nearby commercial/recreational grounds. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall thereafter be retained in accordance with the approved scheme. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.

6. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
7. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
8. During the period of construction, all works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:

Mondays to Fridays 0800 – 1800
Saturdays 0800 – 1300
Sundays and public holidays No Working
9. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
10. The development shall be carried out strictly in accordance with the finished floor levels, as recommended in the submitted Flood Risk Assessment & Briefing Note (Envirocentre Ltd, dated 26th April 2019 & 27th May 2019). None of the dwellings hereby approved shall be occupied until the applicant has confirmed in writing to the Planning Authority that the terms of this condition has been complied with and this has been agreed in writing by the Planning Authority.

11. Prior to the commencement of development on site, details of measures to protect trees located within and adjacent to the site shall be submitted for the written approval of the Planning Authority. The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
12. Unless as may otherwise be agreed in writing by the Planning Authority, no trees other than those marked for removal in the approved Tree Removal Plan (dwg. No. AL(-)204 dated 08/04/19) shall be removed either within or adjacent to the site without the prior written approval of the Planning Authority.
13. None of the dwellings/buildings hereby permitted shall be occupied until works for the drainage of surface water have been completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved Drainage Layout (G3 Consulting Engineers Drainage Design, ref J4083, dated 30/04/19 and the approved plans. The SUDS shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
14. Prior to being installed, full details of all hard surfaces, walls and fences shall be submitted for the further written approval of the Planning Authority, and these shall be implemented as approved, unless otherwise agreed in writing by the Planning Authority, prior to the occupation of any of the dwellings hereby approved.
15. Prior to their installation on the development hereby approved, details of the design and location of cycle storage provision for the flatted blocks, street furniture and lighting, shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties and thereafter maintained, unless otherwise agreed in writing with Planning Authority. Cycle parking should be provided at a minimum rate of 1 space per flatted dwelling and should be provided at ground level within a covered secure location.
16. Prior to their installation on the development hereby approved, details for the storage and the collection of waste arising from the proposed development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior to the development being brought into use and thereafter be maintained.
17. Unless as may otherwise be agreed in writing by the Planning Authority, the landscaping scheme shall be undertaken in accordance with the approved landscape scheme and shall be implemented not later than the first appropriate planting season after occupation of the first residential unit. Any trees or plants forming part of the approved landscape scheme which die, are

removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.

18. No house/flatted unit shall be occupied until the vehicle parking spaces associated with that house/flatted unit have been provided within the site in accordance with the approved plans. The disabled parking bays shall be provided at the dimensions shown on the approved plans but shall not be marked/delineated as disabled parking bays unless a resident qualifies for one to be provided and should otherwise be provided at the larger dimensions for future conversion, should it be required. The aforementioned parking shall thereafter be retained and capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
19. Prior to the removal of the trees approved for felling within the development site (as detailed on the approved Tree Removal Plan, dwg. no. AL(--)204) further detailed proposals for the recycling/reuse of all, or a proportion of, the felled timber within the site (for the purposes of informal play structures, biodiversity enhancement features or alternative proposals) shall be submitted to, and approved in writing by the Planning Authority. The details as may be approved pursuant to this condition shall thereafter be implemented in the completion of the development hereby approved.

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 28th August 2019

DC19/054: Erection of residential development comprising 22 units with associated landscaping, parking and ancillary works at Creveul Court, Alexandria by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** The application is subject to objections and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** full planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The site extends to approximately 0.5 hectares and is located adjacent to Bank Street, close to Alexandria town centre. From the main road, Susannah Street leads into the site towards the former Creveul Court housing development. Historic maps show that the site was previously occupied by residential properties dating from circa 1960, most notably with a three storey tenement block hard on the street frontage facing onto Bank Street.
- 3.2** Along Bank Street and Main Street, there are a number of retail units predominantly 2 storeys in height, with a 3-storey red sandstone tenement building on the north side of Susannah Street which is occupied by a public house at ground floor level. A modern residential development adjoins the tenement block, and it is 3 storeys in height. It was constructed as part of the wider Kippen Dairy housing development to the north.
- 3.3** Along the eastern edge of the site, a number of existing 3 storey flatted blocks exist, predominantly facing onto Gray Street. To the north-eastern

edge of the site, a small terrace of 3 bungalows front onto the previous back-court area of Creveul Court. To the southern edge, the site is bound by a number of existing properties, including retail units, fast food outlets and a retirement home complex on Bank Street. To the front of the site is a landscaped area which includes some trees, shrubbery and grass.

3.4 Full planning permission is sought for 22 affordable housing units. It will provide amenity and supported housing predominantly for the elderly. The development will consist of 3 separate blocks:

- Block 1 is 4 storeys and contains 16 units of 1/2 bed flatted properties;
- Block 2 contains 5, 1 bedroom bungalows;
- Block 3 contains 1, 3 bedroom wheelchair accessible bungalow.

3.5 The buildings are contemporary in style and appearance and offer a generally simple and coherent palette of materials with a red toned multi brick selected for the elevations. The roofs in each property will be finished with a dark grey roof tiles. Areas of recreational open space are proposed with the inclusion of a community garden and a secondary recreational open space. Communal private garden area for the flats and sub-divided garden plots for Block 2 are provided. The access and egress for the site remains unchanged from the current arrangements with this being taken from Bank Street onto Susannah Road. Parking for the development is dispersed throughout the site with a total of 22 parking bays proposed.

3.6 The application has also been supported by a Design and Access Statement, a Drainage Layout Plan, a Parking Statement, a Preliminary Roost Assessment and Ecological Survey Report, a Bat Activity and Tree Survey Report and a Tree Removal and Open Space Justification Statement.

4. CONSULTATIONS

4.1 West Dunbartonshire Council Roads Service, Regeneration Service, Greenspace and Scottish Water have no objections to the proposed development.

4.2 West Dunbartonshire Council Environmental Health Section has no objections subject to conditions relating to contaminated land, noise, permitted hours of work on site, piling, waste, and dust control measures.

5. REPRESENTATIONS

5.1 There are three objections to the proposed development on the following grounds:

- Loss of access to Susannah Street and through Creveul Court for delivery vehicles to neighbouring retail premises.
- Cumulative vehicular congestion, traffic and parking issues as a result of loss of access through the application site for deliveries.
- Unnecessary burden for deliveries placed on staff and retail premises owners resulting from loss of access through the application site.
- Removal of mature trees within the site, particularly those facing Bank Street.
- Loss of existing green and amenity space within the site.
- Impact of loss of trees in the creation of a wider green corridor between the River Leven to Alexandria town centre.
- Close proximity of proposed housing to Bank Street which will compromise privacy and also impact occupiers in terms of pollution and noise.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010 (Adopted)

6.1 Policies UR1 and RD1 encourage the redevelopment of underused, vacant and/or derelict land and buildings such as this brownfield site for appropriate uses such as housing. Policy H4 sets out standards expected of residential development, requiring high quality in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.

6.2 Policy R2 specifies the open space provision required for all development and would allow the request of payment of a financial contribution where appropriate. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Guidance. Payment is not required in this instance due to the open space provision meeting the relevant standards. Policies F1 & F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure.

- 6.3** Policy T4 relates to the accessibility of new development and requires sites to integrate with walking, cycling, and public transport routes. Policy E1 relates to the biodiversity when considering the impacts of development and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting.
- 6.4** The proposal complies with all the relevant policies contained in the Adopted Local Plan and is assessed fully in Section 7 below.

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 Duntiglenan 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** Part of the site is allocated under Schedule 3 of Policy BC2 as an affordable housing opportunity site and the remainder of the site is within the town centre boundary. The consideration of policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential development, green network, transport, flooding and drainage and protected species and trees are similar to that of the Adopted Plan. DS7 requires any potential site contamination issues to be addressed and DS1 seeks to ensure design quality in housing and housing suitable for a mix of occupants rather than a specific demographic. Policy GN1 conveys a presumption against development which would result in the loss of an open space which is, or has the potential to be, of quality and value. Consideration of this particular policy is given in more detail further in section 7 below.
- 7.3** The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been addressed in terms of the proposed design and site layout. The proposal complies with all the relevant policies contained in the Proposed Plan and is assessed fully in Section 7 below.

- West Dunbartonshire Local Development Plan (LDP2) Proposed Plan
- 7.4** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.5** The rear part of the site is allocated under Policy H2 as an affordable housing opportunity site with the whole site also located within the town centre boundary of Alexandria. Policy SC3 lends support for non-retail uses in town centres where they compliment and contribute to the town centres character, sense of place and how it functions. This policy outlines the benefits that the introduction of housing can have for town centres including to supporting local shops and businesses as well as offering additional activity and security to the area. The development of 22 affordable housing units on this site endorses this policy.
- 7.6** Similarly to policy DS1 of Proposed Plan 1, Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). The Residential Development: Principles of Good Design Guidance also applies for LDP2 at this time.
- 7.7** Policies CP2, Policy GI2, EN4 and EN6 are similar to the green network, tree and flooding policies of the Adopted and Proposed Plan 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and Local Development Plan 1. Policy GI1 is similar to GN1 of Proposed Plan 1 citing a presumption against development which would result in the loss of open space which is safeguarded or otherwise. Whilst the development does result in the removal of trees and an informal area of open space, this has been justified by providing a sizeable, high quality communal garden and a secondary recreational open space as part of the development to compensate this. These provisions meet the open space standards specified in the Local Plan and is considered to offer greater amenity to the community than the current space. The inclusion of the community garden also meets with other more specific policies of this plan such as Policy G13 which promotes allotments and similar spaces within development sites.

- 7.8** For applications referred to the Place and Design Panel Policy CP4 is relevant requiring the outcomes to be taken into account and responded to by the applicant. It is considered that the design of proposals demonstrate compliance to these policies as discussed in Section 7.16-7.18 below. Policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. Policy CON4 requires that development proposals install the necessary infrastructure to enable connection to fibre optic networks. Subject to appropriate planning conditions it is considered that the development can comply with these policies.

Alexandria Masterplan and Town Centre Policy/Strategy.

- 7.9** The Alexandria Masterplan adopted in October 2008 sets out a grid street pattern for the town by defining the edges of urban blocks and reinstating the historical angular street arrangements. The principles provide a valuable framework for assessing the merits of the proposal, and that the proposed design is in accordance with the design ambitions; particularly in how it reinstates the previous urban layout including a high quality corner development at the junction of Bank Street/Susannah Street. By reinstating a strong, designed corner and building frontage on Susannah Street and Bank Street the proposal would support the primary Masterplan aim of boosting the role and presence of Bank Street within the Town Centre.

Principle of Development

- 7.10** The application site forms part of brownfield land and was occupied historically by residential properties to both the front and rear of the site. The rear part of the site is allocated for housing in all of the local plans. The front proportion of the site was previously occupied by a large scale tenement block and has now become a landscaped area over time albeit it is not protected as open space within the local plans. The proposed housing would seek to provide social and accessible accommodation within the town centre which is also consistent with the relevant land use allocation. Whilst part of the site is not allocated, the local plans offers support for non-retail uses including town centre housing where it contributes to the vitality and viability of the area. It is considered that this residential development has the potential to have tangible benefits for the town centre of Alexandria and will compliment nearby and surrounding uses.
- 7.11** There is a requirement for this development noting its location to be in accordance with and reflect the Alexandria Town Centre Masterplan (2008). The Masterplan includes the site as part of the Project 4: Alexander Street Area, and sets out that the urban design objective should

be to recover the reinstate street patterns and urban edges for the town centre. With regards to these considerations, the proposed design and layout of the development is in accordance with these ambitions and goals as discussed below.

Layout, Design and Appearance

- 7.12** The development has been designed to incorporate the principles of the Scottish Government's 'Designing Streets' document and the Council's Residential Design Guidance through adopting a more pedestrian focussed layout, utilising visual cues in design to assist users to navigate and noting the prominence of high quality open space/landscaping within the site. The design for the buildings (whilst varying in scale) across the three blocks offers a contemporary arrangement and adopts a generally simple and coherent palette of materials with a red toned multi brick selected for the elevations informed by the historic red sandstone buildings prevalent along Bank Street. The roofs in each property will be finished with a dark grey fibre cement roof tiles at a low pitch and this is a compatible choice for the red brick. The material arrangements are acceptable and will allow the development to effectively integrate within the urban context.
- 7.13** Although the development involves three block buildings, the site can accommodate the scale and mass of the development without it constituting overdevelopment, particularly given the dense town centre and urban context. The 4 storey flatted building on Bank Street reflects much of the characteristics of the historic tenement style building neighbouring the site (in terms of scale, mass and presence) but with a more contemporary manner. This reflects historically the building form on the site. Its introduction will create positive frontages onto Susannah Road and Bank Street and fits into the urban context of the area. It will have a positive impact upon the wider streetscape including the setting of the nearby B listed Smollet Fountain situated to the north west of the site.
- 7.14** Noting the intended users/occupants of the development, contrasting materials, boundary treatments and landscaping provisions have been utilised to define different spaces within the development. The locations of greenery and planting in particular have been used creatively to delineate areas such as the communal space from the public road and create buffers to increase safety within the site. As well as these variations the hard landscaping provisions themselves have also been utilised to differentiate between parking bays, pedestrian links and trafficable areas.
- 7.15** The density, layout, materials and general appearance of the development are all considered to be acceptable. The proposal will create a well-designed development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality

green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the Adopted and Proposed Plans.

Place and Design Panel Report

- 7.16** In January 2019, the proposed development was presented to the Place & Design Panel. Generally the Panel felt that this was a positive development which would provide an opportunity to regenerate a key gap site within the town centre of Alexandria. They also commended the type of accessible and ambulant housing stock proposed and felt that occupiers would benefit from the centralised town centre location.
- 7.17** The Panel placed particular emphasis on having a building hard on Bank Street and repairing the urban edge and creating a more permanent feature on the corner by maximising the presence on Bank Street. They acknowledged that delivering this would compromise the landscaped wedge present at this section of the site and believed that the local amenity value of this area was offset by the reinstatement of the built urban edge and by the quality of the compensatory landscape and recreational and amenity spaces proposed as part of the wider development. This theme has been met and reflected in the design and layout of the development with the building line of the 4 storey block having been moved forward to directly meet with Bank Street.
- 7.18** They also raised an aspiration for a high quality community garden and green space provisions within the site which would compensate the loss of existing open space and be of benefit to user/occupiers in terms of promoting exercise, mental health and wellbeing. As part of these open space discussions, they also felt that the SUDs or drainage for the site could be of a dual purpose and provide an additional area of recreational open space alongside its functional role. The applicant has responded to these comments and revised the SUDs area to reconfigure it into a recreational open space with areas of seating, planting and a path network included there within and provision of a community garden.

Open Space Provision

- 7.19** The largest area of open space for the site is to be in the form of a communal garden. A secondary sizeable open space area is located to the next to the bungalow to the north of Susannah Street and this includes a seating areas/benches. The inclusion of a community garden area within the development is to be welcomed and can be utilised by both residents and the wider community. This area includes planting beds, timber sleeper planters, gardening sheds, seating areas, fruit bearing trees and shrub planting areas and promotes an opportunity to socialise and exercise as well as engage in activities such as gardening. Beyond the

two main recreational areas, a series of modest areas of landscaping have been integrated throughout the development, including the entrance of the site along Susannah Street which meets the Green network policies of the Local Plans and the Council's 'Our Green Network' guidance.

Existing landscaping area

7.20 The proposed development will affect an existing landscape wedge (which comprises trees and shrubbery) alongside other isolated trees throughout the site. As stipulated within the tree survey information submitted, a total of 19 trees of varying species, maturity and condition require to be removed to accommodate the development. The survey identifies only 4 trees as being of high quality and 1 of these is to be retained. None of the trees within the application site are the subject of a Tree Preservation Order (TPO), part of safeguarded open space or protected under any other designation. The development proposes compensatory replanting of 24 new trees at street level all of which are native species with biodiversity benefits. A further 10 semi-mature fruit bearing trees are also proposed in the community garden area. It is regrettable that these trees are to be removed however a comprehensive and viable redevelopment of the site could not be achieved if all the trees were to be retained. This is in particular to the new building on Bank Street which helps to reinstate the street frontage. Following the demolition of the former tenement building the site was temporary greened however this should not prejudice any future development of the site.

7.21 The ecological survey and bat reports undertaken have confirmed no evidence of breeding birds/roosting bats during the time of the assessment and that the development will not adversely impact upon ecology.

7.22 The provision of social/accessible housing stock for the area (including accessible and wheelchair accommodation) and more broadly the regeneration of a town centre brownfield site, together with the inclusion of compensatory re-planting (including the provision of 34 new trees), and a community garden within the site, are considered to outweigh the removal of the existing trees in this case.

Technical Issues

7.23 The access to the site remains unchanged and the road network within the site predominantly reflects the current onsite situation. The Council's Roads Service has no objections in this regard. A total of 22 parking spaces are proposed as part of the development and the Council's Roads Service is satisfied with the level of parking. If there is an issue with parking once the development is occupied there is area of landscaping which could be utilised for future parking and this can be addressed by condition.

- 7.24** The site is not at risk of flooding and that a full SUDs scheme for attenuation is not required on this basis. This approach has also allowed the previous area within the site which was reserved for the SUDs provisions to be redeveloped and upgraded to form another area of usable recreational open space within the site. In order to ensure that the development is completed satisfactorily, conditions will be attached to ensure that any contamination on site is adequately addressed.

8. CONCLUSION

- 8.1** The proposed redevelopment of this former brownfield site for residential purposes is in compliance with the Adopted and Proposed local plans and would assist in the further regeneration of this area of Alexandria town centre. The development provides much needed affordable housing provision for the elderly at an accessible, town centre location. The proposals have been subject to extensive discussions which have resulted in a high quality development. This includes the reinstatement a strong building frontage onto Bank Street and a strong integration and presence of usable high quality recreational green infrastructure provision within the site.

9. CONDITIONS

1. Twelve months after occupation of the 22 properties within the development, a parking review shall be undertaken to ascertain levels of car ownership and whether there are any parking related issues within the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority. If required by the review, additional parking spaces shall be formed on site (up to a maximum of 6 parking spaces) in accordance with the agreed recommendations and the details shown on 'Proposed Site Plan (Drawing No. 1321-ABC-BB-XX-DR-A-0010 Revision H)'. Thereafter, yearly parking reviews shall be carried out and the findings submitted for the written approval of the Planning Authority. Five years after the completion of the development, a final review shall be undertaken and the findings submitted for the written approval of the Planning Authority, unless the additional parking spaces have by that time already been formed.
2. No housing unit shall be occupied within the site until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The parking spaces shall thereafter be kept available for parking at all times.
3. Exact details, specifications and samples of all proposed external materials for residential blocks 1, 2 and 3 as part of the development shall

be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.

4. Prior to the commencement of works and further to approved amended plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)', full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
5. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
6. Prior to the commencement of development, details and specifications of the design and location of all street furniture (including cycle racks, bin stores and lighting) shall be submitted for the further written approval of the Planning Authority. This shall also include details of the structures and features associated with the communal/community garden area and recreational areas as outlined on approved plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)' The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.
7. Prior to the commencement of development on site and further to approved amended plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)', a detailed landscape scheme shall be submitted to and approved in writing by the Planning Authority. These details shall include a full planting schedule and also maintenance arrangements for all landscaping within the site. Once approved, this shall be implemented no later than the next appropriate planting season after occupation of the first property. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details.
8. No development shall commence on site until such time as a Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from nearby commercial/entertainment venues. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into

use and shall thereafter be retained in accordance with the approved scheme.

9. No development shall commence on site until such time as a Noise Control Method Statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
10. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
11. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. The statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
12. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
13. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by

the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:

a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site).

b) an assessment of the potential risks (where applicable) to:

- Human health;
- Property (existing and proposed), including buildings, pets, service lines and pipes;
- Ground waters and surface waters;
- Ecological systems;
- Archaeological sites and ancient monuments;

c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

14. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

15. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.

16. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.
17. The presence of any previously unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
18. No development shall commence on site until details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and columns types/colours) of the street lighting within the site have been submitted to and approved in writing by the Planning Authority. The street lighting shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority
19. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the first property being occupied and thereafter maintained for the lifetime of the development.
20. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported.
21. Prior to occupation of any of residential properties, the developer shall install the necessary infrastructure to enable all properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.
22. Any works to the trees (including felling, lopping, thinning) within the application site shall be carried out in full compliance of the relevant

- BS5837 Standard and in accordance with the details of the approved 'Tree Survey Report (PALS Tree Services Ltd August 2019)'. These works shall be carried out by a suitably knowledgeable tree surgeon either when the trees are dormant between November and mid-March or when in full leaf during June or July.
23. All works approved on site relevant to the application shall be carried out in accordance with the recommendations and mitigation measures of the approved 'Preliminary Roost Assessment and Ecological Survey Work Report (GAVIA Environmental Ltd. 16th April 2019)' and the 'Bat Activity and Tree Survey Report GEL19176/R1/VO (GAVIA environmental Ltd. 22nd May 2019)'.
24. Further to condition 24 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place out with the main bird breeding season (i.e. outwith the period of April to July inclusive), and no demolition or ground or vegetation clearance works are permitted between April to July in this respect. If this is not possible, a suitable qualified ornithologist/ecologist shall be engaged to survey any buildings, grounds and trees immediately prior to such works to advise the applicant/contractor/developer of any bird and bat nesting activity and of any actions required to protect the birds/bats.
25. Unless otherwise approved in writing, no development shall commence until such time as detailed arrangements to ensure that all public roads are kept free of deleterious material have been submitted to and approved in writing by the Planning Authority. Such measures shall include wheel washing; rumble bars and mechanical brushing. Thereafter, the approved arrangements shall be implemented as approved, and the arrangements for construction traffic entering and exiting the site during construction works will be adhered to until all construction activity is complete on site.
26. Prior to the commencement of development on site, a plan detailing pedestrian access arrangements through the site during the construction period shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt these details shall show an unrestricted means of pedestrian access through the application site including along both Susannah Street and Creveul Court. The approved pedestrian access arrangements will be formed and maintained on site for the duration of the construction activity associated with the development and remain in place until all construction activity is complete on site.

Peter Hessett
Strategic Lead- Regulatory
Date: 28th August 2019

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

Appendix: None

Background Papers:

1. Application forms, plans and supporting documents;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan (LDP 1);
5. West Dunbartonshire Local Development Plan 2 Proposed Plan (LDP 2);
6. Alexandria Town Centre Masterplan (2008);
7. Representations

Wards affected: Ward 2

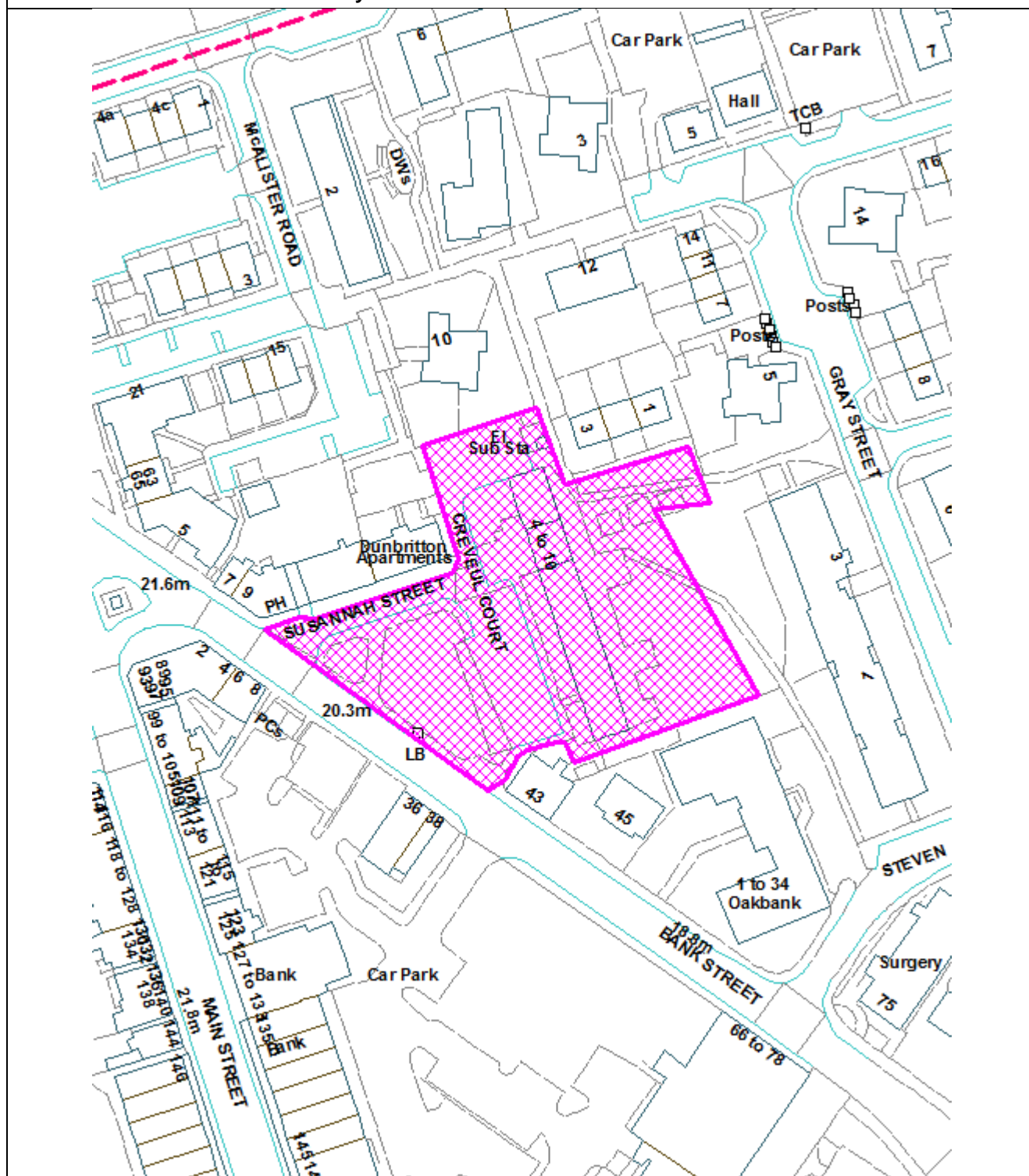
Map Register No: HQ626

Date: 13 August 2019

DC19/054

Erection of residential
development comprising
22 units with associated
landscaping, parking and
ancillary works.

Housing Development Site
Creveul Court
Alexandria



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 28th August 2019

DC19/046: Erection of fabrication building, yard area and ancillary office building with access road, parking, gatehouse and associated infrastructure at the former Carless Oil Terminal, Erskine Ferry Road, Old Kilpatrick by Malin Group Properties Limited.

1. REASON FOR REPORT

- 1.1** This application relates to a major development and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** full planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to land within, and to the north of, the former Carless Oil Terminal, located on the north bank of the River Clyde, approximately 500m upstream and east of the Erskine Bridge. The site is bounded to the north by a disused railway corridor and existing access from Erskine Ferry Road and to the south by the River Clyde. The site comprises 5 hectares of the western part of the wider 18 hectares Carless site which is under the same land ownership. The site is largely level with some localised variations and the southern boundary of the site slopes down to the River Clyde. The remainder of the 13 hectares site would be subject to subsequent phases of re-development to be facilitated by a masterplan approach.
- 3.2** The site is accessed from the north-west via Erskine Ferry Road and it is shared with the neighbouring industrial premises (Subsea7 and Logitech). Access and egress for construction traffic, staff and visitor traffic would be via Erskine Ferry Road.
- 3.3** The site was originally a fuel storage site for the Admiralty in 1916 and during the Second World War the Royal Navy used it as a depot and oil terminal. It was used by 'Carless' as an oil refinery and associated storage until 1992 when operations ceased. The site has been vacant since then, with most above ground structures associated with the previous use demolished although parts of the jetties on the banks of the River Clyde and areas of reinforced concrete hardstanding remain on site. As a result of this former use, the site is subject to contamination by hydrocarbons. This has been addressed as part of a previous

separate planning application (DC18/245) which was approved by Planning Committee in April 2019 and specifically sought to address remediation of the site including the extraction and treatment of contaminated soils and groundwater.

- 3.4** The foreshore of the site abuts and forms part of the European and National designations of the Inner Clyde Special Protection Area (SPA), Ramsar wetland site and Site of Special Scientific Interest (SSSI) with the wintering (non-breeding) redshank as being the designated species of interest. Additionally the site is bounded to the north by a disused railway corridor which is designated locally by the Council as a Local Nature Conservation Site.
- 3.5** The proposed development seeks to establish a specialist marine engineering service on the site associated with the fabrication of shipping vessels. The buildings would comprise of a Marine Fabrication Hall Building of 3,300sqm floorspace with ancillary staff/office accommodation of 714sqm Class 4 floorspace. The Marine Fabrication Hall Building has been designed to accommodate the marine services which require a clear working area of 60m x 40m and a clear head height of 30m below two heavy duty cranes. This results in the main building being 68m x 48m in area and 43m in height. The building would be clad with a mix of treatments with solid grey and black cladding panels across the majority of the elevation of the building and translucent cladding for the upper sections including the crown and parapet to reduce its mass and bulk. Ancillary accommodation comprises of a two storey adjoining building along the full length of the north-east elevation of the main fabrication building to include a main public entrance, office space, staff canteen and a workshop area. External finishes of this extension are of the same palette as the main building. A single storey detached gatehouse is located at the site entrance to provide security control. External finishes of the gatehouse would be cast stone masonry (steel grey colour) with matching flat roof and yellow aluminium trim around the window openings to replicate the palette used on the main fabrication building.
- 3.6** The development also includes a Western and Eastern yard area for materials delivery, fabrication and storage, 80 staff parking spaces, electricity substation, landscaping, perimeter fencing and gates and lighting columns. In terms of employment opportunities, it is forecasted that the development will lead to the creation of 119 jobs as part of the construction phase and an additional 78 jobs as part of the operational phase.
- 3.7** The proposal is subject to an Environmental Impact Assessment (EIA) covering the following topics: ecology, landscape and visual impact, cultural heritage, transport and flood risk and socio-economic impacts and these are discussed in section 7 below.

4. CONSULTATIONS

- 4.1** The Scottish Environmental Protection Agency (SEPA) has no objection to the proposal on flood risk grounds subject to appropriate conditions relating to land raising. The Contaminated Land Officer has also been involved in the remediation proposals for the

site and has recommended remediation and verification conditions to be applied to any permission for this development.

- 4.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to the contaminated land remediation, noise, construction hours, lighting and dust control.
- 4.3** Scottish Natural Heritage (SNH) has no objection to the proposal subject to adherence with recommended conditions to ensure reduced disturbance to the wintering redshanks and thus avoid adverse effects on the integrity of the Special Protection Area.
- 4.4** Marine Scotland has no objections and will address matters relating to the protection of the water environment in their assessment of the pending and separate Marine Licence application.
- 4.5** Glasgow Airport has no objection to the proposal subject to a condition requiring the submission of a Bird Hazard Management Plan and specific details of water and soft landscaping.
- 4.6** Historic Environment Scotland (HES), Transport Scotland, Scottish Water, Clyde Port Authority, Health & Safety Executive, West of Scotland Archaeological Service (WOSAS) West Dunbartonshire Council Roads Service, Renfrewshire Council, Old Kilpatrick Community Council Royal Society for the Protection of Birds (RSPB) have no objection to the proposed development.

5. REPRESENTATIONS

- 5.1** Two letters of support were received in relation to this application. Both of these are from the Clyde Docks Preservation Initiative (CDPI) and have indicated the following:
- EIA assessment is appropriate in scope and detail for the proposed development.
 - Appropriate mitigation measures proposed to address site constraints.
 - Effective engagement and consultation with statutory consultees and the members of the public.
 - Brownfield site appropriate for proposed industrial and commercial development and use.
 - Local Plan, Local Development Plan and wider planning framework supports the development.
 - Significant investment and commitment to the remediation of a heavily contaminated site that previously formed a barrier to development on the site.
 - Employment opportunities both directly and indirectly as part of the development.
 - Re-introduction of shipbuilding and maritime use and development to Clyde.
 - Contemporary Landmark building which will stimulate further development which will signify and symbolise the proud maritime industrial regeneration of the Clyde.
 - Landscape improvements and improvements to appearance of the area and site.

- Regeneration of existing maritime features e.g. quayside, dry docks, jetties etc.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan Strategic Development Plan (2017)

6.1 The policies relevant to the application are as follows:

- Policy 1 – Placemaking
- Policy 5 – Strategic Economic Investment Locations
- Policy 12 – Green Network and Infrastructure
- Policy 13 – Forestry and Woodland
- Policy 16 – Improving the Water Quality Environment and Managing Flood Risk

6.2 The Vision for Clydeplan sets out a Compact City Region as its Spatial Land Use Model. The vision supports the recycling of previously developed land and directing development to sustainable brownfield locations and the creation of high value jobs as well as promoting investment in the Strategic Economic Investment Locations. The proposed fabrication building and associated works are in line with these aspects. These objectives are particularly emphasised for the Clydeplan Development Corridor including Clyde Waterfront, which this site falls into. Development of this site to bring it back into economic use is fully in accordance with the vision and strategy for Clydeplan. The development proposals are also supported by the relevant Clydeplan policies as they take account of the criteria as detailed in the Placemaking Principle and also include enhancements to the Glasgow and Clyde Valley Green Network, retain existing trees and protect the water environment.

West Dunbartonshire Local Plan 2010

6.3 The majority of the former Carless site is identified as a mixed use redevelopment opportunity with the eastern portion of the site identified as an Industrial Opportunity Site where Policy LE1 states that there will be a presumption in favour of uses which extend the permanent employment of the site. Policy LE6 also identifies much of the site as a Strategic Employment Location. The redevelopment of the site is supported by these policies.

6.4 Policies SUS1 and GD1 relate to principles of good development control and sustainability and strive to promote high quality developments that respect the character and amenity of the area whilst at the same time strive to be as sustainable as possible to not compromise the areas future well-being and environment. The development is considered to comply with the design principles of these policies through its design strategy.

6.5 Policies E2A and E2B indicate that any development with potential to have an adverse impact upon a Natura 2000 site (i.e. Inner Clyde Special Protection Area) or a Site of Special Scientific Interest site will only be allowed if there would be no adverse impacts on the nature conservation interest, or where there are imperative reasons of overriding

public interest. SNH are satisfied with the proposals subject to conditions to mitigate potential impacts and the proposed redevelopment of the site is considered to be in accordance with these aforementioned policies.

- 6.6 The Disused Railway Line to the north of the site is a Local Nature Conservation Site. It is considered that the proposed development would not have any permanent detrimental effects on this designation subject to mitigation measures and is therefore in accordance with Policy E3A.
- 6.7 Policy T4 sets out transport requirements for developments. Policy F1, F2 and F3 relates to Flood Prevention and supports development within the functional flood plain which is for essential infrastructure or regeneration priorities and which cannot be located elsewhere. A Flood Risk Assessment (FRA) has proposed a range of mitigation measures including land raising and compensatory storage provisions. SEPA is satisfied that the redevelopment will not raise any flood risk issues subject to compliance with their recommended conditions and mitigation measures. It is considered that the proposals comply with the above relevant policies of the adopted Local Plan.

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 former oil terminal is identified as a "Changing Place" in LDP1 and redevelopment opportunities are identified which includes remediation, a range of uses including industrial/business and housing development, green network enhancements and access improvements. The proposed redevelopment would seek to regenerate the site and bring the site back into productive use and therefore accords with the Council's long term aims and strategy for this site. Policies GD2, LE1 and LE6 also support the redevelopment of the site for business and industrial uses.
- 7.3 Policy BH3 which is similar to policies BE2 in the adopted plan and BE2 in the proposed plan (2018) seeks to consider setting and offers specific considerations for the special interest, character and setting of listed buildings and structures. Policy BH2 and BH1 relate to other protected and sensitive designations including scheduled monuments, archaeological sites and heritage sites. These considerations have been assessed in full as part of the EIA assessment and Historic Environment Scotland (HES) have confirmed that the setting of each of these will not be adversely affected by the development.

- 7.4** Policies GN3, DS2, DS6 and DS7 relate to nature conservation, greenbelt, flooding and contaminated land. The content of these policies is similar to the policies of the adopted local plan and Proposed Plan 2018 and are discussed in Section 7 below.
- 7.5** Policy SD1 relates to the transport network associated with such developments and outlines the redevelopment strategy for the site in particular with access improvements seen as a key part of any site-wide redevelopment. Policy DS3 requires that significant travel generating uses be located within 400 metre of public transport networks. The access road is proposed to be upgraded, the nearest bus stop to the site is on Dumbarton Road and the site is adjacent to national cycle route 7. The proposals are therefore in accordance with these policies. This is discussed further in section 7 below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.6** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.7** LDP2 identifies a development strategy for the former oil terminal which seeks to encourage the redevelopment of the site to primarily increase the business and industrial opportunities available within West Dunbartonshire. In addition, green network enhancements are supported on the site. The proposed development is in accordance with Carless Policy 1, 2 and 4 as it would not only regenerate this part of the site specifically but also assist in unlocking the future redevelopment of the site.
- 7.8** Policies ENV1, GB1, ENV5, ENV6, ENV8 and ENV9 are also relevant and noting the site constraints and they relate to nature conservation, greenbelt, flooding and contaminated land. Policy ENV10 specifically requires developments to implement mitigation measures contained within the relevant environmental reports and relating to appropriate assessments. The content of these policies seeks to protect the ecological and water environment and amenity of the area and is similar to the policies of the adopted local plan. Subject to mitigation measures, the development of this site is therefore in accordance with the relevant policies of the Proposed LDP2.
- 7.9** Policy CP3 requires developers to take a masterplan approach and Policy CP4 requires relevant projects to be referred to the Place and Design Panel and take outcomes of the Panel to be taken into account. Policy WD1 outlines criteria for development proposals which are adjacent to the River Clyde and other watercourses to foster a positive relationship and frontage. The design of the frontage is orientated towards the waterfront, and the requirements for access to the jetty demonstrate an active frontage to show compliance with this policy.
- 7.10** Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transportation including electric vehicular charging points and Policy CON4 requires that development proposals install the necessary infrastructure to enable connection to fibre optic networks. Compliance of the development to these policies can be ensured through appropriate planning conditions.

- 7.11** Policy CON3 which is broadly similar to Policy R5 and Policy GN8 of the proposed plan focuses on retaining and/or improving a high standard of accessibility and permeability as part of developments. The proposal is considered to comply with this policy.
- 7.12** Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. Mitigation measures have been provided to address the potential issues and statutory consultees have advised that these are acceptable. Subject to appropriate planning conditions, the development is compliant with these policies.

Principle of Development

- 7.13** The applicant wishes to expand their current business into larger scale contracts for bigger and more complex vessels and marine equipment. Currently the applicant operates from a Business Park in Renfrewshire. To meet their requirements, the applicant has selected the Carless site as having the potential to further develop their manufacturing capacity in a single comprehensive riverside site which has direct access to the River Clyde and coastline.
- 7.14** The site is identified as a strategic redevelopment opportunity site capable of supporting a range of uses in the relevant adopted and local plans which promote a vision and strategy for a mixed industrial site that will result in the wider remediation and regeneration of the site.
- 7.15** The marine fabrication business is a positive use for this site and would form phase 1 of the re-development of the overall site. It is estimated that this would unlock future phased development that would lead to employment and labour opportunities in the area. It is hoped that the marine fabrication enterprise would attract further interest and investment from complimentary businesses and form a Marine Technology Park, thus bringing enhanced potential for more investment and job opportunities to West Dunbartonshire.

Site Layout and Arrangement

- 7.16** The site layout and configuration of the marine fabrication complex have been informed and designed to accommodate the process orientated nature of the development ensuring ease of access to the river and the existing marine infrastructure (jetties, docks etc.).
- 7.17** The design seeks to accommodate and facilitate a practical work flow approach through the facility with operations moving from a western to eastern part of the site. The process begins with raw materials being delivered to the west yard and then to and from the main fabrication building/hall located centrally within the site. Completed or partially completed vessels and equipment will then leave the fabrication unit/hall and will thereafter be transferred to the east yard for finishing and for transportation by river or road. The proposed buildings on the site including the gatehouse, the substations and the ancillary

extension which is to be attached to the main fabrication hall are all considered to be acceptable.

Built Form and Design of Buildings

- 7.18** The fabrication building by virtue of the processes which will occur in the space (design, fabrication and maintenance of large marine engineering products and vessels) is a sizeable structure and will constitute a notable feature within the wider locality. A Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the EIA in order to understand its relationship to natural and built structures in the surrounding area. This includes its interaction and influence on the Kilpatrick Hills, Mountblow residential area, the Erskine Bridge Hotel and the Erskine Bridge which is a category A listed structure and in close proximity to the site.
- 7.19** The fabrication building will occupy a central location and serve as the main hub on site with ancillary and servicing features accommodated adjacent to it. Dictated by operational and functional processes, the scale and mass of the hall is unavoidable and as such its layout seeks to recognise and acknowledge this by becoming the focal point and landmark within the site and for the wider area. The appearance of this building which is predominantly made up of various cladding treatments has been amended to reduce its overall massing and scale. This has involved the removal the solid black cladding panels around the upper rim/section of the building and its replacement with a translucent band of cladding above the crane zone to visually reduce its overall mass. This is considered to represent an improvement that will reduce its visual effects in terms of its context within the overall landscape. The marine fabrication building will sit in close proximity to the recently "A" listed Erskine Bridge. Historic Environment Scotland (HES) have indicated no objection to the proposed development.
- 7.20** In terms of the other buildings and structures within the site, including the gatehouse and the extensions, these adopt a similar palette of materials and are designed as to compliment the main fabrication hall. It is noted however that due to the scale and mass of the main building and the existing and proposed screening proposed, that these will only be visible from very limited viewpoints within the locality. Elements of sustainability are also evident through a number of design features including; zero carbon technology in the form of roof mounted photo voltaic panels on the main fabrication building; the use of natural lighting provided primarily from rooflights and the use of LED lighting internally and externally on the main building.

Place & Design Panel

- 7.21** In November 2018, the proposed development was presented to the Place & Design Panel. The Panel concluded that on principle the proposal represented an exciting development which could lead to positive investment in the area. Noting its location, the Panel felt that its introduction and presence provided an opportunity to create a landmark feature which could in turn act as a catalyst, setting a benchmark to stimulate the regenerate of a long neglected and vacant site within Old Kilpatrick.

- 7.22** The Panel acknowledged the need and justification for the scale and massing of the building and that it was unavoidable. They indicated that it was important that the building represented a bold, distinctive and unashamed structure which did not necessarily try to blend into the landscape. They also complimented the approach for a clean, uncluttered structure with a limited palette of materials.
- 7.23** The Panel did raise some particular aesthetical points which they felt could allow the fabrication hall to better relate to the surrounding area whilst at the same time reduce the perceived massing. Instead of utilising vertical emphasises where variations to cladding tones and finishes were proposed, it should take cues from the horizontal nature of the key surrounding structures and features including the nearby Erskine Bridge and the layering of landscape elements. The applicant has revised the treatment to the exposed elevations with the incorporation of a horizontal illuminated 'halo' band and a revision to the hanger door to match the overall dark building colour rather than stand out in yellow. The revisions made to adopt a horizontal cladding approach of the building represent improvements from the previous proposals in front of the Panel at this time. It is considered that the applicant has met the recommendations of the Panel.

Natural Environment and Ecology

- 7.24** Since the site was decommissioned, it has over time provided a habitat for various forms of wildlife and the site is adjacent to the Inner Clyde Special Protection Area (SPA). The site itself is not subject to any specific environmental designations and the site is allocated for redevelopment in the various local plans. A number of assessments have been undertaken both as part of the EIA and as separate supporting submissions. The outcome of these stipulates that noting the ecology presence within the site and surrounding area, a range of design and mitigation measures are required to minimise potential effects. These mitigation measures include provisions for both the construction and the operational phases of the development, including a Construction Environmental Management Plan (CEMP).
- 7.25** Assessment of the proposals has also been made by SNH regarding the impact on the Special Protection Area. SNH consider the proposal would not have an adverse impact on the SPA, subject to suitable mitigation being implemented such as the appointment of a qualified ecologist to be retained to oversee construction works, the erection of visual screens where necessary to reduce visual/noise disturbance to wading birds (redshank) in the Clyde and limitations on access to the SPA for vegetation clearance, machinery, equipment and restrictions to night lighting arrangements. These issues can be addressed through the use of appropriate conditions and will also mitigate against potential impacts on the Ramsar and SSSI designations.
- 7.26** A Habitat Regulations Appraisal Assessment has also been undertaken by the Planning Authority. The outcome of this appropriate assessment demonstrates that any adverse effect on the integrity of the site can be avoided subject to mitigation measures being in place and secured through appropriate conditions. SNH have agree with this assessment.

Landscaping and Green Network

- 7.27** The site is identified as a strategic opportunity for enhancement of the Glasgow and Clyde Valley Network and Green Infrastructure where there is prospect and opportunity to both protect and deliver habitat, access, green and open space enhancement through development. Whilst this strategy and aspiration applies across the wider Carless site, specific measures have been adopted as part of this development to meet this requirement and in particular the terms of Carless Policy 4 of the Proposed Plan 2 (2018). Measures proposed include the retention and reinforcement of the natural screening of the site along the Clyde Corridor and enhancements to the tree belt at the western edge of the site.
- 7.28** Given the scale of the primary building, it is recognised that there are no practicable means of reducing the impacts of the building through planting or landscaping. However it is still considered that the landscaping both retained and provided as part of the proposals will play an important role for the site and that its inclusion and integration will be of benefit to the overall setting of the development and will assist in integrating the development with the surrounding area with the dense tree belts and woodland areas being an established characteristic along this stretch of coastline. This would support the aspiration of maintaining and enhancing the green network along this part of the Clyde which is advocated in Clydeplan and the local development plans.
- 7.29** The site was selected by the applicant due to its proximity to the river and the ability through certain upgrades to harness a number of existing assets including the docks and jetties. These features will be used directly as part of the daily operation of this marine facility and on this basis it is not considered feasible to deliver a public riverside walkway envisaged in Local Development Plan 2 as there would be a conflict with the use/ activities carried out and public safety. There are still however alternative opportunities to provide public access and improve connectivity to the waterfront that links with the tow path/National Cycle Route 7 to the north. Whilst a masterplan has not been provided as part of this application, this will be required as part of any future phases of development. The development strategy of LDP2 sets out a need for a comprehensive master-planned approach to the wider Carless site. At this time, such matters including alternative waterfront links through the site and further enhancements to green networks will be addressed by the future masterplan.

Roads, Access and Transport matters

- 7.30** Access and egress to the site is from Erskine Ferry Road and this is shared with the neighbouring industrial premises. This proposal provides an opportunity to ensure that the immediate and local road networks within the site is brought up to current technical standards. The upgrades and re-alignment to the existing access track on the eastern boundary are acceptable and this can be addressed as part of planning conditions.
- 7.31** Whilst the spatial and development strategies for Carless as detailed in Proposed Plans 2016 and 2018 indicates an aspiration for site-wide infrastructure improvements as part of the re-development of this site including a new access on Dumbarton Road and enhancements to Erskine Ferry Road. These wider changes are not proposed nor are they required by the Councils Roads Service on the basis that the existing access

arrangement is sufficient at this time to support the development under consideration. These more significant infrastructure improvements will require to be addressed through the future phases of development and the masterplanning of the wider Carless site.

- 7.32** In terms of parking, 80 parking bays are proposed with the car park to be positioned to the north of the main fabrication hall buildings with an additional 31 spaces proposed for cycle parking. Under Policy CON1 of Proposed Plan 2018, electric vehicle car charging points are stipulated as a requirement for all major developments and this can be addressed by condition. The parking proposed is considered to be acceptable in this case. An Active Travel Plan to encourage the use of public transport including utilising the nearby Old Kilpatrick Train Station and bus stops on Dumbarton Road will be required to be submitted.

Technical Considerations

- 7.33** The profile and land levels of the site require to be raised to 5.27m AOD in order to mitigate the development from flood risk. No details have been provided as part of the application specifying how this will be achieved including the level of importation of materials required to deliver this. In absence of this information, these requirements can be addressed through planning conditions. To mitigate the loss of flood storage, a compensatory storage scheme is also proposed to address the loss of part of the flood plain, with this to be provided on land within the wider Carless landholding (southern margins of the wider site). Whilst this area identified sits out with the application site for this phase of development, it is owned and within the control of the applicant and its implementation as part of this development can be secured by planning conditions.
- 7.34** SEPA are satisfied that the development can be accommodated subject to a number of specific and prescriptive conditions as outlined above which include: the provision of land raising as previously outlined to provide a sufficient freeboard for the buildings and safe pedestrian access/egress and also the implementation of the proposed compensatory flood storage scheme in accordance with the details set out in the Flood Risk Assessment and EIA provided.
- 7.35** Given the sites history the Contaminated Land team from Scottish Environmental Protection Agency (SEPA) and the Council's Environmental Health Section has also been heavily involved, as a consultee, in the remediation proposals for Carless and before the submission of the application. Whilst much of the detailed aspects of this have already been addressed through the previous application DC18/245, both of these consultees have recommended remediation and verification conditions to be applied to this permission if granted which either overlap or follow on from those previously imposed.
- 7.36** The applicant has provided a desk-based archaeological assessment and West of Scotland Archaeological Service conclude that the site has low archaeological potential and no designated or known heritage assets exist on the site or would be affected by the proposed remediation.

Pre-application Consultation

- 7.37** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to submission of the application. Following submission of the Proposal of Application Notice a public event was held in Old Kilpatrick during November 2017 and local community councils were contacted about the proposal and relevant organisations and landowners were invited to attend and comment. A statutory notice was published in the local press advertising the public event.
- 7.38** The applicant has submitted a Pre-Application Consultation Report which highlights that 25 people attended the public event. It indicated that a number of people who attended the event were unsupportive of any development on the site and for the land to become a nature reserve. Others attending were pleased to see employment and life back to a disused area.

8. CONCLUSION

- 8.1** There is strong policy support for this development through Clydeplan and local planning policies. This is a very exciting development for the area as it will bring shipbuilding back to this part of the Clyde. The development also has the potential to unlock the remaining part of the site which will remove a derelict waterfront site and bring wider socio-economic benefits to the wider area.
- 8.2** The development by its nature with the large scale fabrication building will become a landmark feature on the Clyde and the surrounding area. The business associated with this development has a long standing history associated with Clyde shipbuilding and this development will be a statement celebrating the return of marine based industry back into West Dunbartonshire. There are strong tangible benefits for both the site and the surrounding area including the physical regeneration of a long standing redundant site and also boosts for the local economy through the investment and creation of employment opportunities. It is hoped that this development will stimulate other associated development in the remaining part of the area.

9. CONDITIONS

- 1. The main Marine Fabrication Hall Building proposed as part of this development alongside the associated adjoining ancillary extension shall be completed in accordance with approved plan 'Amended Elevations as Proposed (Drawing No. 402 REV E)' and comprise of the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:**
 - Kingspan KS1000RW composite insulated cladding (Colour: Black RAL 9005).**

- Everlite Danpalon Multicell polycarbonate translucent cladding panels (Colour: Sunflower Yellow BS 10 E55).
 - Cast stone masonry (Colour Steel grey with matching mortar).
 - Everlite Danpalon Multicell polycarbonate translucent panels (Colour: Clear with opaque film to rear face).
2. No development (other than investigative works) shall commence on site until such a time as an assessment of the risks from contamination to all new receptors such as people and buildings that this development will introduce has been undertaken. If the risk assessment identifies any unacceptable risks, a remediation strategy/plan will be submitted to and approved in writing by the Planning Authority prior to development works commencing on site. The report (if required) shall be prepared by a suitably qualified person and the works thereafter will be carried out in full accordance with the remediation strategy/ plan.
 3. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the development site has been submitted to and approved in writing by the Planning Authority in accordance with the requirements of associated planning permission DC18/0245. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for its intended use and purpose.
 4. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of any development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works no less than 14 days before the works commence on site. Upon completion of the remediation works, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
 5. Prior to the occupation of the main Marine Fabrication Hall Building associated with the development, a Remediation Statement, as defined in Section 78H (7) of Part IIA of the Environmental Protection Act 1990, in relation to approved associated planning permission DC18/245 shall be submitted and approved by the Planning Authority. This statement will detail the remediation actions that are being, have been, or are expected to be, carried out and fulfilled across the entire site as well as the time periods within which these actions are being/will be done.
 6. If the remediation plan requires it, then a monitoring and maintenance scheme (including the monitoring of the long term effectiveness of the proposed remediation) shall be submitted to and approved in writing by the

Planning Authority. Any actions/measures ongoing shall be implemented within an agreed timescale with the Planning Authority in consultation with Environmental Health. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.

- 7. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease with immediate effect. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the re-commencement of works in the affected area. The approved details shall be implemented as approved.**
- 8. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.**
- 9. No works shall commence on the area identified for the Flood Compensatory Storage Area (as set out within Figure 6.2 of the approved Flood Risk Assessment (Stage 3, March 2019)) until such time as a report detailing the nature and extent of any contamination on this area of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:**
 - a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site).**
 - b) An assessment of the potential risks to groundwater and surface waters.**
 - c) If the risk assessment identifies any unacceptable risks, a further remediation strategy/plan will be submitted to and approved in writing by the Planning Authority and shall be implemented as approved.**
- 10. No development shall commence on site until such time as an updated noise/vibration impact assessment has been submitted to and approved in writing by the Planning Authority. This assessment shall include an assessment of the potential for the proposed use to cause noise/vibration nuisance affecting nearby properties. Where potential disturbance is identified, proposals for the attenuation of that noise/vibration shall be**

submitted to and approved in writing by the Planning Authority. Any such approved attenuation scheme shall be implemented prior to the works commencing and shall thereafter be retained in accordance with the approved scheme. Should the approved attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.

11. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
12. During the period of construction, all works and ancillary operations (including piling) which are audible at the site boundary (or at such other place (s) as may first be agreed in writing by the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
 - Monday to Fridays: 08.00-18.00
 - Saturdays: 08.00-13.00
 - Sundays and public holidays: No working
13. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibrations in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
14. Prior the commencement of development on site, an external lighting scheme and strategy shall be submitted for the written approval of the Planning Authority. The scheme shall take into account all of the lighting needs associated with the development during operational hours and shall demonstrate the minimum required to perform the relevant lighting task. It

shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the sky and to avoid dazzle or distract drivers on nearby road networks. The lighting scheme shall be implemented as approved and it shall remain in force for the life of the development unless otherwise agreed in writing by the Planning Authority.

15. Prior to the commencement of development on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify the likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise agreed in writing by the Planning Authority.
16. Prior to the commencement of development on site, an updated air quality impact assessment shall be submitted to and approved in writing by the Planning Authority. This assessment shall be in accordance with the Environmental Protection UK guidance document 'Development Control: Planning for Air Quality 2017'. The approved assessment and the associated findings shall thereafter be implemented fully prior to the development commencing on site or within a timescale agreed by the Planning Authority.
17. Prior to the commencement of development on site, details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority. The details approved shall thereafter be installed prior to the development being operational and shall be maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.
18. Prior to the commencement of development on site, details of the flue and extraction system for the development shall be submitted to and approved in writing by the Planning Authority. The submitted information shall include details of the noise output and the filter arrangements for the systems. The approved flue/extraction system shall be implemented prior to the use and development being operational and shall be maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.
19. Prior to the commencement of any construction works on site associated with the main Marine Fabrication Hall Building as part of this development, land raising of the site shall be provided to a minimum of 5.27m AOD in accordance with the details set out in Section 5.2.5 of the approved Flood Risk Assessment (Stage 3: March 2019) to provide a development ground level which offers a freeboard and a safe pedestrian access/egress within the site and shall be maintained thereafter unless otherwise agreed in writing by the Planning Authority.

- 20. Prior to the commencement of any construction works on site associated with the main Marine Fabrication Hall Building as part of this development, the Compensatory Storage Scheme as detailed in Section 8.8.11 and Table 19.1 (Summary of Proposed Mitigation Measures) of the approved Environmental Impact Assessment Report (Volume 1, March 2019) shall be implemented in accordance with these details in the area and location identified on Figure 6.2 of the approved Flood Risk Assessment (Stage 3: March 2019). Once installed, the compensatory storage area shall be maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.**
- 21. The development shall connect to the public sewer when future phases of the development have been approved and, prior to their occupation; the temporary private sewerage system shall be thereafter disconnected and removed from the site.**
- 22. Prior to the commencement of development on site, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Planning Authority. The details shall comply with Advice Note 3 and Note 8 'Potential Bird Hazards from Amenity Landscaping' and 'Building Design'. The submitted plan shall include details of:**
- Full details of soft and water landscaping including details of the location and design of the Sustainable Urban Drainage System (SUDS), the Flood and Compensatory Storage Areas as well as the species, number and spacing of trees and planting within the site.**
 - Management of building including details for the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds.**
- The Bird Hazard Management Plan shall be implemented as approved at a timescale to be agreed with the Planning Authority. It shall remain in force for the life of the development and no subsequent alterations to the plan shall take place unless firstly approved in writing by the Planning Authority in consultation with Glasgow Airport.**
- 23. Prior to the occupation of the main Marine Fabrication Hall Building associated with the development, the developer shall install the necessary infrastructure to enable the development to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.**
- 24. Prior to the commencement of development on site, details of location, design and number of electric vehicle charging points/units within the site shall be submitted to and approved in writing by the Planning Authority. The**

electric charging points/units shall thereafter be installed on site prior to the occupation of the main Marine Fabrication Hall Building and shall be maintained in accordance with the details approved.

- 25. Notwithstanding the approved plans, four car parking spaces shall be identified, constructed and designed for use by a disabled badge holder only and shall be in place prior the occupation of the main Marine Fabrication Hall Building associated with the development.**
- 26. Prior to the commencement of development on site, details of the location and design of of the cycle parking provision within the site shall be provided to and approved in writing by the Planning Authority. The cycle parking provision and arrangements as approved shall be implemented prior to the occupation of the main Marine Fabrication Hall Building associated with the development and shall be maintained as such unless otherwise agreed in writing by the Planning Authority.**
- 27. Prior to the commencement of development on site, a detailed Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Planning Authority. The CTMP submitted shall take account of all vehicular activity and movements associated with the importation of materials for the land raising and profiling of the site as outlined in condition 20 above. The approved CTMP shall be implemented and thereafter maintained for the duration of construction and shall apply to all vehicular traffic associated to the development.**
- 28. Unless otherwise agreed in writing, no development shall commence on site until a Travel Plan including details promoting sustainable travel information to be provided to the staff and employees of the business associated marine fabrication complex and elsewhere within the site is submitted for the written approval of the Planning Authority. The Travel Plan shall include details of all of the measures and proposals as set out within Sections 7.1, 7.2, 7.3 of the Approved 'Transport Assessment (PBA and Stantec, March 2019) and shall also comply with Planning Advice Note 75 (PAN75). The approved Travel Plan shall be implemented prior to the occupation of the main Marine Fabrication Hall Building associated with the development and maintained as such unless otherwise agreed in writing by the Planning Authority.**
- 29. Prior to the commencement of development on site, full details and specifications of the upgrades proposed to the existing track/access road located along the north east and eastern perimeter of the application site shall be submitted to and approved in writing by the Planning Authority. This shall include details of both re-surfacing materials and the re-alignment arrangements to the road. The approved upgrades and roads details shall be implemented prior to the occupation of the main Marine Fabrication Hall Building associated with this development and shall be maintained as such unless otherwise agreed in writing by the Planning Authority.**

30. Prior to the commencement of development on site, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall include the details of all measures as set out within Point 20 of the Schedule of Mitigation provided in Table 19.2 of the approved Environmental Impact Assessment Report (March 2019). The approved CEMP shall be implemented on site for the duration of all construction period of the development and will remain in place until the entire construction period/phase of the development has been completed.
31. No works, between the months of September to March inclusive, shall commence until a screening barrier has been installed along the southern boundary of the water/foreshore edge boundary of the works area, to provide screening against visual and noise disturbance of the designated Inner Clyde Special Protection Area (SPA). Details of the proposed screen barrier including its location, extent, design and height shall be submitted to, and approved in writing by, the Planning Authority and implemented as approved. These details shall be combined with confirmation of the retention of as well as of any additional appropriate reinforcement planting for the existing tree belt situated along the western and northern perimeters of the site boundary as part of this screening.
32. Further to condition 31 above, no additional or reinforcement planting shall be proposed or undertaken to the section of tree belt located within the area designated as part of the Inner Clyde Special Protection Area (SPA) as identified and designated on approved plan 'Amended Phase 1 Proposed Site Layout (Drawing No. 111 Rev I)'.
33. No works, between the months of September to March inclusive, including access for plant or machinery shall be taken through or within the designated Inner Clyde Special Protection Area (SPA).
34. No lighting, between the months of September to March inclusive, in excess of '1 Lux' shall illuminate areas of the inter-tidal habitat or the Inner Clyde Special Protection Area (SPA). All lighting within the site shall adhere to the recommendations of the approved Environmental Impact Assessment Report (Volume 1, March 2019) and the approved Appendix 9.3 of the Environmental Impact Assessment: 'Lighting Design Brief Note'.
35. No development shall commence on site until an independent Ecological Clerk of Works (ECoW) or on-site Ecologist (with ornithological experience) has been appointed by the developer/applicant to oversee, monitor and ensure the effectiveness of all ecological mitigation measures to protect the integrity of the Natura site. The Planning Authority shall be notified in writing once this person has been appointed. The Ecological Clerk of Works shall

remain in place until all works associated with the construction of the development have been completed on site.

36. Further to condition 35, prior to appointing the ECoW in accordance, a 'scope of works' for that person shall be submitted to and approved in writing by, the Planning Authority. As a minimum, the ECoW shall:

- Be kept adequately informed of all construction scheduling proposals for the lifetime of the construction build of the development.
- Have the capacity to halt/postpone any construction works taking place during the sensitive over-wintering months (i.e. from September to March inclusive) until such time as they believe the operations concerned will not result in any redshank (or any other notified bird species) being displaced from feeding or roosting within the identified Inner Clyde Special Protection Area or within the designated Site of Special Scientific Interest (SSSI).

37. Any clearance of ground vegetation, prior to the main remediation works being undertaken, shall be carried out by hand during the winter months. The vegetation clearance shall be overseen by the Ecological Clerk of Works with a view to retaining as much vegetation on site as possible while still facilitating the construction works – particularly where such retained vegetation can retain and enhance the screening of the development from the Inner Clyde Special Protection Area.

38. Prior to the commencement of development on site, full details of all hard surfaces shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of the main Fabrication Hall Building associated with the development.

39. Prior to the commencement of development on site, full details of the design and location of all walls and fences to be erected on site shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of the main Fabrication Hall Building associated with the development.

40. Prior to the commencement of development on site, a detailed landscape scheme shall be submitted to and approved in writing by the Planning Authority. These details shall include a full planting schedule and maintenance arrangements. Once approved, this shall be implemented no later than the next appropriate planting season after occupation of the development. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details unless otherwise agreed in writing by the Planning Authority.

Peter Hessett
Strategic Lead- Regulatory
Date:
15th August 2019

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

Appendix: Site Location Map

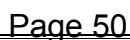
Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. Representation;
4. West Dunbartonshire Local Plan 2010;
5. West Dunbartonshire Local Development Plan Proposed Plan (LDP 1);
6. West Dunbartonshire Local Development Plan 2 Proposed Plan (LDP 2); and
7. Clydeplan.

Wards affected: Ward 6 (Clydebank waterfront)

Date: 15 August 2019

**Site At Former Carless Oil Terminal
Erskine Ferry Road
Old Kilpatrick**



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 28 August 2019

Subject: Receipt of appeal against planning application for petrol filling station, a jet wash facility and alterations to the car park at Livingstone Street, Clydebank. (DC18/209)

1. Purpose

- 1.1** To inform the Committee of the receipt of a planning appeal.

2. Recommendations

- 2.1** That the Committee notes the receipt of this appeal.

3. Background

- 3.1** The above application was presented to Planning Committee on 24th April 2019 for the erection of a petrol filling station, a jet wash facility alongside other alterations to an overspill car park area within Clyde Retail Park in Clydebank. The development was to be associated with the nearby ASDA supermarket.

- 3.2** The application was refused at Planning Committee for the following reason:

“The proposed location of the Petrol Filling Station will result in a significant volume of additional vehicle trips which will impact adversely upon the road network. These vehicle trips will exacerbate existing localised traffic congestion in the area and in particular at the Livingstone Street junction with the adjacent roundabout and on Livingstone Street itself which is the single point of vehicular access to the Linnvale residential area. The proposal, including the accompanying Transport Statement and Parking Survey fails to propose any form of mitigation to reduce the impact of the Petrol Filling Station use on Livingstone Street and the adjacent roundabout”.

4. Main Issues

- 4.1** The appellant has lodged an appeal against the refusal of this planning permission and it is based on the following grounds:

- *Proposal is compliant with Council's Local Plans and other material considerations such as the Council's Proposed Plans and Scottish Planning Policy;*

- *That the findings of the Transport Assessment and Parking Survey demonstrated that the development would not adversely impact on roads concerns including traffic and congestion;*
- *That the findings of the Transport Assessment and Parking Survey demonstrated that no mitigation measures were required to compensate the development;*
- *That the Councils Roads Service had no objections to the application.*

4.2 The appeal is to be determined by a Reporter appointed by the Scottish Ministers, and dealt with by way of written representations. The Committee will be advised of the outcome of the appeal in due course.

5. People Implications

5.1 None.

6. Financial Implications

6.1 The appellant has not submitted a request for an award of expenses.

7. Risk Analysis

7.1 No risks have been identified.

8. Equalities Impact Assessment (EIA)

8.1 Not required.

9. Consultation

9.1 Written notification has been provided to all parties who submitted representations to the original application alongside all consultees including the Council's Road Service and Linnvale and Drumry Community Council.

10. Strategic Assessment

10.1 There are no strategic issues.

Peter Hessett

Strategic Lead - Regulatory

Date: 28th August 2019

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

Appendices: None

Background Papers:

1. Committee Papers
2. Appellant's Grounds of Appeal

Wards Affected:

Ward 5 (Clydebank)

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead – Regulatory

Planning Committee: 28th August 2019

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 the August Planning Committee 2020.

3. Background

- 3.1** Formal monitoring arrangements of the Council's two quarries and two landfill sites were agreed by the Planning Committee 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 Officer continues to monitor the progress of the landfill and quarry sites assisted by the wider planning team on an annual basis and if and when required.

4. Main Issues

Annual Monitoring of Sites

- 4.1** Monitoring visits took place this year during April – June by the Planning Compliance Officer assisted by Planning Officers. 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 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) for operational purposes. Work is ongoing on waste disposal operations by way of infilling existing cells and restoring previously used cells. There are challenges with the final restoration of the dry heathland habitat. Seeding to the cell side has not been successful and requires further work. Settlement of the cell continues and has prevented restoration to the top level of the cell. It has been agreed that changes to the final restoration scheme will be addressed through a future application to extend the lifetime of the quarry.
- 4.3** The recycling centre has seen a reduction in material received on site as two waste streams have ceased due to expiry of contracts. 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 significantly 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. Initial discussions have taken place with the operator who has indicated that they intend to submit an application to extend the life of the landfill site in the future.

Permission for clay extraction from an area of land adjacent to the west of the landfill site was granted permission in July 2019. The removal of clay is required to be used as a lining within the cells of the landfill site. This planning permission is separate and subject to its own planning conditions which will be monitored on an ongoing basis once works start.

- 4.4** A meeting was held in July 2019 to discuss the restoration bond which will cover both the main site and the new clay extraction site. The review of the bond will also take into account the anticipated application for the extension of the life of the landfill. The procurement process has commenced for the review of the bond with the bond intending to reflect the cost of site restoration including the implementation of the habitat management plan. In the meantime the original bond of £120,000 remains in place.
- 4.5** In addition to the original bond the site is regulated by SEPA as it offers specified waste management activities. The operator has demonstrated to SEPA that there is adequate financial provision by submitting an annual certificate. Every three years the financial provision is required to be reviewed, to provide confirmation from an independent auditor that they have reviewed the site expenditure plan and that it remains an accurate reflection of projected provision requirements. The annual submission is due to be submitted to SEPA by 8th September 2019.

- 4.6** Over the previous year no complaints have been received in respect of the landfill or recycling centre

Dumbuckhill Quarry

- 4.7** Blasting continues primarily along the north and east faces of the quarry at the upper benches towards Milton. In addition machinery has been located at the top of the eastern face to quarry out the promontory near to bench 135, (second working platform area from the top of the quarry). Blasting has yet to be completed to smooth the quarry face at the upper most platform. It is anticipated no heavy machinery will be required at this location which had previously led to complaints from the residents of Milton Village. The movement of quarrying is generally downwards and outwards into the quarry floor. The mobile crusher plant continues to be located on the quarry floor and aggregate output continues to increase.
- 4.8** Complaints were made in respect of work undertaken at the top eastern ridge and an alleged slip of quarry material. The Planning Compliance Officer visited the site and the work undertaken at the crest of the quarry was found to be within the consented area. The complaint regarding the alleged slip was reported to the Health and Safety Executive. Some ravelling (small scale rockfall) was noted however no evidence of significant instability and no immediate concerns were identified. The Health and Safety Executive have requested remedial measures for a containment ditch and rock netting around the upper outer edge of the quarry and this will be followed up directly by the Health and Safety Executive. Once the works are completed, the Health and Safety Executive will notify the planning service.
- 4.9** There were also a total of eight complaints received regarding the blast vibrations. The Environmental Health Service monitors noise levels from agreed locations during blasting at the quarry. None of the monitored blasts were found to have exceeded the maximum levels set and therefore there was no required action. There have been a number of occasions whereby blasting has been undertaken without prior notification being given to the Environmental Health Service. Complaints have also been received after the blasting. The Environmental Health Service have made the operator aware of the requirement to give them prior notification of blasting operations and the nature of complaints received.
- 4.10** The main restoration works at Dumbuckhill Quarry will be habitat and landscape improvements to be carried out upon cessation of use of the quarry. As works are complete to the uppermost bench replanting has taken place and a number of differing shrubs and trees have been planted as per the restoration plan. It is too early to advise if the initial restoration has been carried out successfully; the 2020 report will provide a more accurate picture.

- 4.11** The current restoration bond in place for Dumbuckhill Quarry was agreed in 2014 following a review suggesting that the importation of soil may not be the optimum means of restoration and that site won materials could be more suitable. Selected overburden from the site was identified as suitable material and agreement reached was reached with the operator to test a sample area within the site at a later stage in the Quarry life. A short term bond of £200,000 was agreed.
- 4.12** The operator is intended to submit two applications by the end of August 2019. The first application is to extend the life of the quarry beyond the consented expiry date of 5th April 2024 as the rate at which quarrying has taken place has been significantly slower than was envisaged when permission was granted. The second application is the Review of Minerals Permission whereby conditions on the original 2004 permission are required to be reviewed on 15 year basis.

Rigangower Landfill

- 4.13** The recycling plant was working at full capacity during the annual visit. Works to remove landfill and recycling through the centre continues. During a visit the operator was advised that material set aside for recycling was at risk of breaching a planning condition of the permission (storage of materials should not to exceed 9 metres in height). This was noted by the operator and has now been complied with.
- 4.14** The bunding (landscaping wall) continues to be very effective and little noise is evident on the non-operational side. The trees previously planted help to further screen the development. The trees to the east continue to mature and in time will contribute to further screening of the bund. The bund that was previously seeded has fully grassed over softening the sides giving a more natural appearance from the adjacent public footpath. Work on the site is being undertaken in accordance with the agreed phasing plan which is for final restoration to be completed by 2044 which is consistent with the consent lapsing. The restoration plan is at an early stage with phase one being implemented. This includes the successful seeding of the area to the north side of the recycling plant.
- 4.15** Excavation of the previously filled areas to recover material continues however at the time of the site visit, no work had commenced on the approved extension to the landfill site. The operator intimated it would be unlikely that this area be worked shortly due to the volume of material available to recycle elsewhere on site. Permission has been granted to allow for the operation of the recycling plant on a 24 hour basis subject to a minute of variation of the legal agreement. The conditions from the previous approval have been re-imposed or varied as appropriate and will be subject to ongoing monitoring.
- 4.16** The review of the bond is due to take place in 2020 in accordance with the date specified on the original consent. The timescale for the review of the bond will remain unchanged and will be in line with the original consent. The restoration bond that is currently in place is set at £70,000

for the entire site. SEPA also regulate Rigangower as it offers specified waste management activities. The operator has demonstrated to SEPA that there is adequate financial provision by submitting an annual certificate. No complaints were received in respect of the site.

Sheephill Quarry

- 4.17** This quarry has a historic planning permission dating from 1949, with very few conditions controlling operations on the site or restoration requirements. The site is operating in compliance with its current permission. The site is however subject to long running ongoing applications for a Review of Minerals Permission (ROMP) which would result in more appropriate new conditions, and also for an extension to the north-west of the extraction area. The operator's agent has indicated that the operator wishes to progress these applications. Both applications will be presented to a future Planning Committee.
- 4.18** At the time of the visit quarrying was ongoing on the east face of the original quarry void with the vast majority of plant on this part of the site. Quarrying on the west side is limited as the aggregate achieved is of lesser quality and demand is weak for this product. Work has yet to commence on the previously approved haul road that would link the western workings to the original quarry. Work has however commenced to create an access to the area south of the west quarry. These works are near to a SNH geological designated site however protection has been placed around this section to prevent any damage to the ground feature. All foregoing operations are within the boundaries of the 1949 planning permission.
- 4.19** There is currently no restoration bond in place due to the age of the planning permission for the quarry. However, the application for the extension area would be subject to an appropriate restoration bond. The procurement process is underway to provide adequate bond for that part of the site. No complaints were received in respect of the site.

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 be formally monitored by the Planning Compliance Officer, assisted by Planning Officers, on an annual basis and further site visits are also undertaken following issues/complaints that merit a site visit.

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** Where appropriate, quarry and landfill sites have been subject to Environmental Impact Assessment 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: 28th August 2019

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, 6 September 2018: Annual Review of Quarries and Landfill Sites Planning Committee Report, 30 April 2014 - Review of Quarries and Landfill sites (monitoring arrangements) Site Notes - Monitoring of Quarry and Landfill Sites 2019
Wards Affected:	Ward 1 (Auchencarroch Landfill Site) Ward 3 (Dumbuckhill Quarry, Sheephill Quarry and Rigangower Landfill Site)

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead – Regulatory

Planning Committee

28 August 2019

Subject: Proposed Dumbarton Town Centre Conservation Area

1. Purpose

- 1.1 To seek approval of the final boundaries for the proposed Dumbarton Town Centre Conservation Area, and authority to submit the Conservation Area to Scottish Ministers for designation.

2. Recommendations

- 2.1 It is recommended that the Committee:
- a) approves the following revisions to the proposed Dumbarton Town Centre Conservation Area boundaries, as shown in Appendix 1:
 - Removal of the majority of the Artizan Centre except for the units facing onto the High Street and removal of the Lennox Evangelical Church on Risk Street Map Reference(A);
 - Removal of properties on the High Street north of the Bridge Street junction(B);
 - Inclusion of the full extent of Dumbarton Central Station, together with embankment walls and underpasses, from the Bankend Road bridge in the west to the former goods yard east of Church Street (C);
 - Inclusion of a triangle of land on Meadowbank Street (D);
 - Regularising the boundary in the south east to follow existing boundaries and features on the ground, including the 16 Church Street car park boundary walls and retained historic rails inset on Castle Street/Glasgow Road (E);
 - Removal of the modern pumping station on Riverside Lane and parts of the new residential development site on Castle Street (F).
 - b) approves the revised boundary shown in Appendix 2 to be submitted to the Scottish Ministers for designation as a Conservation Area for Dumbarton Town Centre.
 - c) approves the commissioning and preparation of a full Conservation Area Appraisal for the new conservation area.

3. Background

- 3.1 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local authorities have a statutory duty to identify and designate such areas.
- 3.2 There are currently five conservation areas in West Dunbartonshire: High Dalmuir Conservation Area (Clydebank) was designated in 1980, Knoxland Square

(Dumbarton) and Kirktonhill (Dumbarton) in 1984, and the Lusset Road and Mount Pleasant Drive Conservation Areas (Old Kilpatrick) in 1993.

- 3.3** Dumbarton Town Centre is of medieval origins and the High Street, in particular, retains much of its medieval street pattern. There are 23 listed buildings (6 'A' listed), and many other unlisted buildings of significant interest and quality, however many have suffered from insensitive changes, loss of original fabric and a general lack of maintenance and investment due to high vacancy levels. Designating a Conservation Area would form the first part of restoring and regenerating the heart of Dumbarton, helping to revitalise the High Street and reconnect it to the riverside.
- 3.4** A report was commissioned from accredited Heritage Consultants in February 2018, to appraise the potential for a conservation area in the town centre based primarily on the heritage quality of the area and the opportunities to release funding for improvement work. The report made recommendations on a potential boundary for the conservation area.
- 3.5** The Place and Design Panel in June 2018 considered the Heritage Consultants' report and strongly endorsed the principle of designating a conservation area, while recommending several changes to the proposed boundary. These changes were included in the final version of the report by the Heritage Consultants.
- 3.6** The Planning Committee of September 2018 approved a proposed Conservation Area for Dumbarton Town Centre for public consultation, based on the boundaries proposed in the Heritage Consultants' final report. Public consultation was conducted for 6 weeks, between 28th January and 11th March 2019, and included a drop-in exhibition at 16 Church Street, Dumbarton which approximately 30 people attended. A letter and leaflet was also forwarded to all residents, businesses and Community Councils within the proposed conservation area boundary .

4. Main Issues

- 4.1** A total of 24 written responses were received to the consultation. These are summarised in Appendix 3, together with the Council's response to each. All of the responses were in favour of designating a conservation area for the town centre, but 15 responses suggested changes to the proposed boundary.

Artizan Centre

- 4.2** A mix of responses were received of both retaining the Artizan Centre within the Conservation Area or removing it. Those wanting it retained referred to the potential to control future development of the Centre and retaining the historic link from the High Street to the Station. Historic Environment Scotland consider that while the Artizan Centre is broadly respectful of the historic townscape in terms of its height, its overall appearance detracts from the historic character of the High Street. They agree that including the High Street facing buildings of the Artizan Centre within the Conservation Area boundary is logical, but see little benefit in including the rest of the centre. Given their comments it is considered that inclusion of the rear of the Artizan Centre would not be beneficial to the conservation area and it is not necessary to control future changes for the centre or to protect the route of the former College Way, which can be managed through other planning mechanisms . It is agreed that the High Street frontage of the Centre should be retained in the proposed Conservation Area.

Dumbarton Central Station

- 4.3** Responses received advocated extensions to the conservation area to include the full

extent of the listed station, platforms, underpasses, goods yard ramp and supporting embankment walls on Station Road and Bankend Street. The comments from Dumbarton Stations Improvement Trust (DSIT) are particularly noted in this regard, as they tie in with the recently published Station Conservation Management Plan and the Trust's plans to fully restore the station, and this is to be supported. It is agreed that there is merit including the full extent of the station and its embankment walls, which contribute to the character of the conservation area.

Town centre area around A814

- 4.4** Several responses were in favour of including the area between the High Street and Station, which was redeveloped post-war, in order to better control the future development of the area and protect potential archaeological remains. This is not supported as it is no longer in keeping with the character of the remaining historic town centre, and has no buildings of particular historic/architectural interest. Control of future development can be controlled by other planning mechanisms.

Other Changes

- 4.5** Historic Environment Scotland recommended several further small changes to the boundary to focus the conservation area on the core areas of historic interest. These included removal of buildings on the High Street north of Bridge Street, the pumping station on Riverside Lane, and the Lennox Evangelic Church on Risk Street, as these are mostly modern and of little historic interest. They also suggest aligning the boundary to the south east with logical property boundaries and existing features on the ground. These changes are supported as logical amendments. A resident also suggested including a triangle of land at Meadowbank Street, as it relates closely to the adjacent historic tenements and this is now included.
- 4.6** Several further suggestions were made which are not supported, as they would include areas which would not meet the criteria or purpose of the conservation area, or would not be beneficial to the conservation area. These include the River Basin and Harbour, Denny Tank building, River Leven and Old Dumbarton Bridge. The Basin, Harbour and Denny Tank building would require including intervening non-historic areas, while Dumbarton Bridge and the Denny Tank building already receive protection through their listed status. The River itself is not a built element of the town centre and would not be suitable for inclusion.

Next steps

- 4.7** If agreed by Committee, the final boundaries shown in Appendix 2 will be submitted to Scottish Ministers for designation as a new Conservation Area. Following this a full Conservation Area Appraisal would be commissioned which will identify key features, opportunities and challenges in the area, to guide future management, development and improvement projects.

5. People Implications

- 5.1** There are no personnel issues associated with this report as the work will be carried out within current workload of the Forward Planning team.

6. Financial and Procurement Implications

- 6.1** There are no financial or procurement implications associated directly with designating a conservation area, however the budget for commissioning the full Conservation Area Appraisal, which is anticipated to be £10,000 will be taken from existing budgets.

7. Risk Analysis

- 7.1** It was not considered necessary to carry out a risk assessment on the matters covered by this report.

8. Equalities Impact Assessment (EIA)

- 8.1** A screening has been undertaken and no equalities issues have been identified.

9. Environmental Sustainability

- 9.1** At this stage a Strategic Environmental Assessment is not required for consultation purposes.

10. Consultation

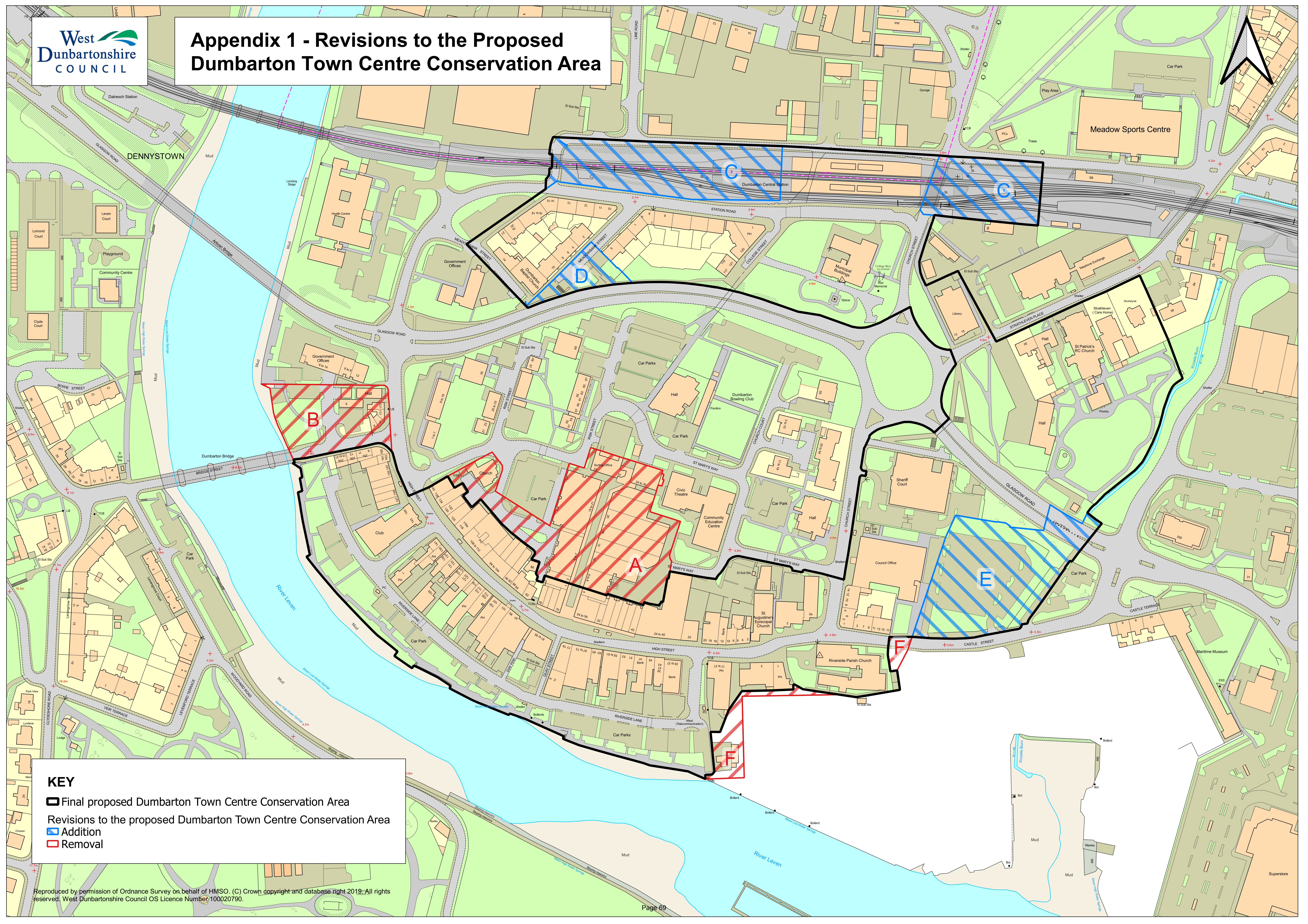
- 10.1** The Council has undertaken the required public consultation on the proposed Conservation Area, as detailed in Section 3 of the report.

11. Strategic Assessment

- 11.1** The proposed Conservation Area is considered to contribute to all of the Council's strategic priorities.

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager, pamela.clifford@west-dunbarton.gov.uk 0141 951 7938 Antony McGuinness, Team Leader – Forward Planning, antony.mcguinness@west-dunbarton.gov.uk 0141 951 7948
Appendices:	Appendix 1 - Map of recommended revisions to the proposed conservation area boundary Appendix 2 – Map of final proposed conservation area boundary Appendix 3 – Summary of responses to the consultation on the proposed conservation area.
Background Papers:	Dumbarton Town Centre Conservation Area Proposal Report Austin Smith Lord July 2018 Report of West Dunbartonshire Place and Design Panel Meeting, 20 June 2018 Equalities Impact Assessment (EIA) Screening.
Wards Affected:	Ward 2 – Leven Ward 3 – Dumbarton

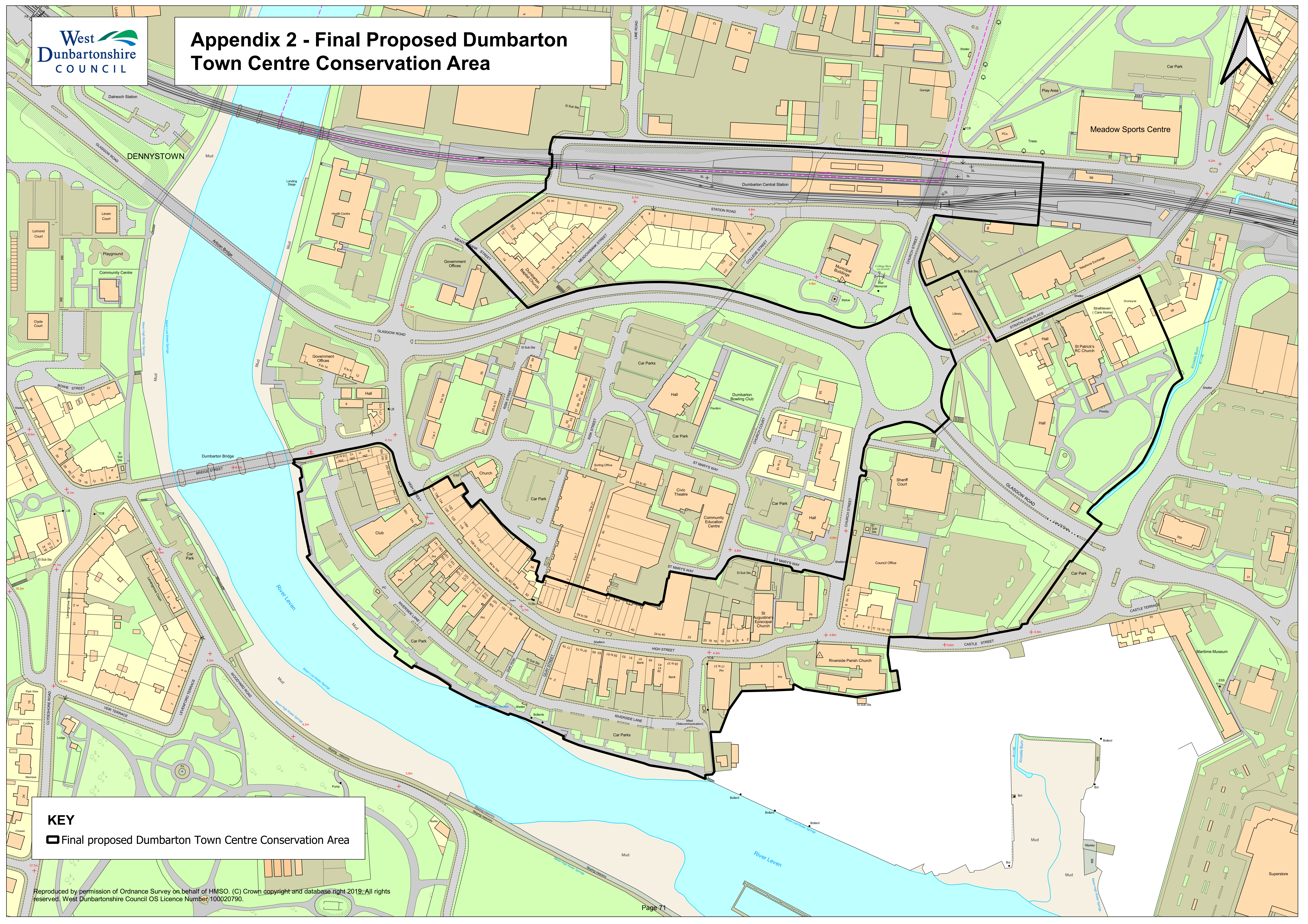
Appendix 1 - Revisions to the Proposed Dumbarton Town Centre Conservation Area



KEY

- Final proposed Dumbarton Town Centre Conservation Area
- Revisions to the proposed Dumbarton Town Centre Conservation Area
- Addition
- Removal

Appendix 2 - Final Proposed Dumbarton Town Centre Conservation Area



KEY

 Final proposed Dumbarton Town Centre Conservation Area

Appendix 3: Summary of responses to the consultation on the proposed conservation area

Name of Respondent	Should a Conservation Area be designated for Dumbarton Town Centre?	Do you agree with the proposed Conservation Area boundaries/any changes?	Any other comments/suggestions for the Conservation Area?	Council's Response
Historic Environment Scotland	Yes, HES welcome this proposal and are broadly content with the proposed boundary, but ask that the following revisions are considered.	<p>Although HES are not opposed to including parts of the town to the north of the A814, they consider that focussing on the High Street would make a stronger, more clearly defined and homogenous Conservation Area.</p> <p>Area to North of Dumbarton Bridge: agree with the Austin-Smith:Lord report that the area predominantly contains buildings not in keeping with the conservation area. The stone façade retention of Bridgend House is not sufficiently strong to warrant inclusion of the other buildings here. A stronger start to the conservation area would be made by re-drawing the boundary to the south of Bridge Street, or even the former church.</p> <p>Risk Street: question the value of including the Lennox Evangelical Church on Risk Street. The northern boundary line would be more logically drawn straight behind the High Street buildings.</p> <p>Artizan Centre: while the Artizan Centre is broadly respectful of the historic townscape in terms of its height, its overall appearance detracts from the historic character of the High</p>	Any proposed CARS scheme for Dumbarton should be focussed on the High Street and not include the northern area. This is because we find that regeneration schemes tend to be more successful when tightly focussed on the area of the greatest need.	<p>Agree with suggestions:</p> <ul style="list-style-type: none"> - To remove area of High Street north of Bridge Street - Remove rear of Artizan Centre, keeping High Street frontage block - Remove Lennox Evangelical Church - Redraw South Eastern boundary to follow existing stone walls, to include 16 Church Street car park, follow property boundaries on High Street more closely, and remove pumping station on Riverside Lane. <p>It is considered that these changes create a more logical and consistent conservation area boundary that better reflects the historic</p>

		<p>Street. Agree that including the High Street facing buildings of the Artizan Centre within the CA boundary is logical, but see little benefit in including the rest of the centre.</p> <p>South eastern boundary: suggest that the boundary line that runs from the A814 to the river (behind the new Council offices and Riverside church) should more carefully drawn to follow existing boundaries and other physical features on the ground. This is so that the boundary is clear on the ground and to avoid potential planning complications for redevelopment of the Distillers site – part of which is included in the boundary. Consider that there is little benefit in including the mid 20th century brick buildings at the SE corner of Riverside Lane, one of which appears to have already been demolished.</p>		<p>character of the town centre. Future changes at the Artizan Centre can be controlled through the planning application process, and would need to have regard to the adjacent conservation area.</p>
Ryden on behalf of AEW (Asset Managers of Artizan Centre)	Yes	<p>Would like the Artizan to be recognised as a Development Opportunity in any Character Appraisal, with the potential for demolition/redevelopment to improve the local environment, public realm and viability of the existing asset whilst recognising the historic pattern of development on the High Street.</p> <p>The High Street frontage of the Artizan Centre is a key part of the historic fabric of the town centre but the area to the rear (north) is very different in character. The rear of the Centre should not be within the conservation area: the architectural quality and character of the centre does not make a positive contribution to the historic fabric of the town centre other than preserve a north south pedestrian route.</p>		<p>Agree that the rear of Artizan Centre will be removed from CA. As noted in the comments above, it is not in keeping with the character of rest of the conservation area and adds little practical benefit by being included. The High Street frontage will be retained as it is a key element of the High Street fabric.</p>

Dumbarton Stations Improvement Trust (DSIT)	Yes.	<p>The following changes are sought around Dumbarton Central Station, to better align with the recently published Station Conservation Management Plan:</p> <ul style="list-style-type: none"> - Extend eastwards to include the ramp to the former good yard - Extend west to include the embankment walls and smaller underpasses along Station Road. - Extend north to include the Bankend Road frontage. 	<p>Dumbarton Central Station needs to be better linked to the town centre with the existing north-south pedestrian axis.</p> <p>DSIT aims to encourage the reinstatement of the original station entrance under the Church Street bridge. This will require the public realm of Church Street/Townend Road to be significantly improved.</p>	<p>Agree to include the full extent of Station, access ramp and embankment walls, from the Bankend Road underpass in the west to the former goods yard east of Church Street. These changes ensure that the full extent of the listed Station structures are included, together with the embankment walls that relate directly to the Station and have a bearing on the character of the conservation area.</p>
Silverton and Overtoun Community Council	Yes, preserve the memory of the medieval town centre and possible funding opportunities to improve the area.	Should extend to include as much of the buildings, walls, platforms and underpasses of Dumbarton Central Station.		<p>Comments are noted with thanks. As set out in comments above, agree to include the full extent of Station, access ramp and embankment walls.</p>
Mr Jeremy Watson	Very pleased to see the Conservation Area being progressed. I see this not only as a means to protect and enhance the town centre's important built heritage, but as a means to revitalise the town itself.	<p>There are merits and disadvantages to including the whole of the town centre, however the following additional areas are worthy of consideration:</p> <ul style="list-style-type: none"> - Triangle of land at Meadowbank Street – as it relates to context of adjacent tenement buildings - Extend east and west of Dumbarton Central Station to include the platforms and support walls along Station Road. Especially important to include full 	<p>Potential new car parking area to rear of Strathleven Place to serve town centre.</p> <p>Dumbarton Old Bridge should be mentioned in the CA Appraisal, if not included directly in the conservation area.</p>	<p>Comments are noted with thanks. As set out in comments above, agree to include the full extent of Station, access ramp and embankment walls.</p> <p>Also to include the small triangle of land at Meadowbank Street, as this does relate to the</p>

		underpass on Church Street/Townend Road as it is the intended restored main entrance for the station.		context of the adjoining tenements and creates a more coherent boundary at this location.
Lesley Kerr – Historic Buildings Consultant (Conservation Management Plan for Dumbarton Central Station)	Strongly support	<p>The boundary should include the redeveloped area in the centre of the old town map, currently excluded from the CA.</p> <p>The Station Conservation Management Plan will highlight the station as a gateway for visitors to Dumbarton and therefore the route to the town centre and the River walkway as an important town link- currently broken. We would like to promote fixing it through townscape improvements - planting, ground surface improvements, lighting, signage & public art. This could be supported and strengthened by inclusion within the Conservation Area boundary.</p> <p>The area would also include areas of known and unknown archaeological potential.</p> <p>The full extent and curtilage of the A- listed Dumbarton Central Station should also be included to match the listing.</p> <p>.</p>		<p>Comments are noted with thanks, and it is agreed that the pedestrian route from the Station to the High Street along the route of the former College Way, is a vital link for the town centre that would benefit from improvements. However these improvements could be made without the route being part of a conservation area. It is not considered suitable to include the redeveloped, modern area around Risk Street/St Mary's Way/ A814, as it is no longer in keeping with the character of the remaining historic town centre, and has no buildings of particular historic/architectural interest.</p> <p>It is also noted that it is not the purpose of a conservation area to protect areas of potential archaeological interest.</p> <p>Extensions will be made</p>

				around Dumbarton Central Station as per earlier comments.
Ian Johnson (Riverside Parish Church)	Supports a conservation area to ensure future developments are in keeping with the desired character of the area.	Supports inclusion of the modern Artizan Centre if it ensures its future sympathetic redevelopment rather than preservation of these buildings.	Maintenance of buildings is an issue; at the rear of the High Street especially. Improve access to station, install bus parking bays on High Street.	Comments noted with thanks, however it is considered that the future use/development of the Artizan Centre can be controlled without requiring it to be within the Conservation Area. Comments regarding maintenance and public transport will be shared with the Regeneration and Roads Teams.
George McDonald – Local resident	Supports a conservation area and proposed boundaries.		Improve bus service, stop parking on the High Street and introduce 2-way traffic on High Street.	Comments on the potential road/traffic improvements are noted with thanks and will be shared with the Roads Team.
M. Jolly - Local resident	Supports a conservation area and the proposed boundaries.			Comments are noted with thanks.
Steven Jolly - Local resident	Supports a conservation area and the proposed boundaries to showcase the history which Dumbarton has to offer.		The Riverfront Walkway should be maintained to the standard of the new path/cycle path to the Castle. Redevelop the Artizan Centre –it is the town's weak link.	Comments are noted with thanks and will be shared with the Regeneration Team.

Sheena Gordon	Supports a conservation area and the proposed boundaries to preserve and improve historic buildings and attract new shops and businesses.	Possibly include Denny Tank Museum and remove area around Meadowbank Street.	Improve area at rear of High Street.	<p>Comments are noted with thanks and will be shared with the Regeneration Team.</p> <p>The Denny Tank Museum is favoured for inclusion as it is listed, so already receives protection, and including it would require inclusion of the redevelopment site on Castle Street, which is not in keeping with the rest of the Conservation Area. Meadowbank Street is considered appropriate to include for its retained tenements and layout.</p>
E Black	Yes, improve appearance of the High Street.		The Artizan Centre adds nothing and could be removed to make pleasant walk to railway station.	Comments are noted with thanks and will be shared with the Regeneration Team.
Boyd Duncan	Yes, to preserve and enhance old buildings in a town centre that is becoming "sad".	Extend around Dumbarton Central Station to include Bankend Road frontage, between Strathleven Place and Station Road including all supporting walls.	The footpath from Station to High Street needs major improvement in condition, lighting and signage. There are no bus stops close to Station for an interchange.	Extensions will be made around Dumbarton Central Station – see comments above.
Celia Leitch - Local resident			Pavements on Station Road are dangerous: uneven slabs and holes fill with water. Corner at 17 Station Road floods	Comments are noted with thanks and will be shared with the Roads Team.

			after heavy rain causing danger to pedestrians who have to walk in the road.	
Nicola King	Yes, anything that improves the area. Old buildings should be protected.		Worst areas are rear of High Street onto the River and walkway through rear of Artizan Centre- feels unsafe at night.	Comments are noted with thanks and will be shared with the Regeneration Team.
Linda Speir (S&OCC)	Yes, we have some beautiful buildings that should be conserved.	Yes, but would include Dumbarton Old Bridge.	Glencairn House would make an excellent museum.	It is considered that while Dumbarton Old Bridge is an important historic structure, it is not directly part of the High Street or Town Centre and as it is listed it already receives statutory protection. As such it is considered it is not beneficial or necessary to include it within the conservation area. Comments on Glencairn Greit House are noted with thanks and will be shared with the Regeneration Team.
Steve Willmot	Yes, emphatically. So much history and a proud past, but drab in places now.	Yes, but extend to include harbour/dock in front of new Lidl as still in original condition and is central to shipbuilding history of the area. Extend out into River Leven to allow for clean-up of derelict boats.	A pedestrian bridge linking to Levensgrove Park and Sandpoint Marina.	An extension to the harbour/dock area would involve including a major commercial redevelopment area, which has been cleared of all buildings. As this would contain no historic

				<p>buildings and would be of wholly different in character to the historic town centre, it would not be suitable for inclusion in a conservation area.</p> <p>Comments on the pedestrian bridge are noted with thanks will be shared with the Regeneration Team.</p>
Elaine McChesney	Yes, important to protect, restore and conserve built heritage. Having a conservation area is a way of resourcing and advocating work on built heritage.	Yes, but perhaps include former Rialto Cinema on College Way.	Many beautiful buildings on the High Street all with their stories to tell.	While the former Rialto Cinema is a surviving element of College Way before the post-war redevelopment, it is now surrounded by modern development and is physically separated from the rest of the conservation area. As such it would not be appropriate to include.
Mrs Janette McChesney	Yes –restoring older buildings can be cheaper than building new. Old buildings attract people with their character.	Yes – but would extend across River Leven to Posties Park/Levensgrove Park.	<p>Clear old boats from River Leven.</p> <p>A swing bridge should be opened across the River Leven to Levensgrove Park.</p>	<p>As the River itself is not part of the historic built environment, it is not suitable or necessary to include it within the conservation area. It is noted that Levensgrove Park is part of the Kirktonhill Conservation Area.</p> <p>Comments on the</p>

				pedestrian bridge will be shared with the Regeneration Team.
Mrs Lorraine Dobbin	Yes, to enhance the area.	Yes.	Tourists/visitors arriving at Dumbarton Central Station would benefit from the Conservation Area. This would be the start to the new town.	Comments noted with thanks.
Helen Lydon – local resident	Yes – and would be willing to get involved to support it.		Area around Station Road/ Meadowbank Street has some lovely architecture but the area (buildings and streets) have been neglected. People would care more if more care was put into their living environment.	Comments are noted with thanks and will be shared with the Regeneration Team.
James B Duncan	Yes, wholeheartedly welcome this. Builds on works to Municipal Buildings, new offices and Courts complex.	Imperative that the whole of Dumbarton Central Station is included: to NW Bankend Road must be the boundary, to the NE up to the signal box including ramps up to the former goods station.	Happy to see improvements to bridges and underpasses at the Station.	Extensions will be made around Dumbarton Central Station – see comments above.
Jim Crosthwaite	Yes- good idea and perhaps overdue.	Might be good to include entire town centre, even non-historic areas, to better control what happens there in the future, protect pedestrian routes and possibly reinstate what was lost. If Artizan not included, might be harder to exert influence over that area. Old Dumbarton Bridge should be included.	Need to maintain and improve links from Station to High Street – and along the River frontage. Traffic and parking on High Street needs better management.	Comments are noted with thanks and will be shared with the Roads and Regeneration Teams. As noted above, it is not considered necessary or appropriate to include Dumbarton Bridge or the whole of the Artizan Centre.

Dave Harvie	Yes- very enthusiastic.	Should include the area around the A814 and modern buildings in order to protect archaeological contexts and guide redevelopment of the area. Include Dumbarton Bridge (1765) for its own significance and as a link to Kirktonhill/Levensgrove.	The conservation area must maximise the pedestrian links through the town centre – and especially improve the north ends of College Street and Church Street. High Street and riverfront traffic should be improved. Ideally make river front traffic-free. Better bus connectivity to town centre and Station.	Comments are noted with thanks. As noted above, it is not considered appropriate to include the redeveloped, modern area around Risk Street/St Mary's Way/ A814; or Dumbarton Bridge.
-------------	-------------------------	---	--	---

West Dunbartonshire Council
Report by the Strategic Lead – Regulatory
Planning Committee: 28th August 2019

Subject: Place and Design Panel

1. Purpose

- 1.1** To update the Committee of the work of the Place and Design Panel and to advise of the future work of the Panel.

2. Recommendation

- 2.1** It is recommended that the Committee:

- notes the progress and achievements of the place and design panel as described in this report;
- agrees that the Place and Design Panel should continue after the current funding period from 2020/21 onwards and notes that officers will submit this as a growth item for Members consideration in setting the 2020/21 budget;
- agrees the amendments to the Place and Design Panel Terms of Reference and Governance document contained in Appendix 1.

3. Background

- 3.1** Council agreed on 24th February 2017 that £75,000 per year for the next 3 years would be invested in a West Dunbartonshire Design Forum to help ensure future quality new build. The Place and Design Officer was appointed in September 2017 with the responsibility to set up and manage a Design Review Panel. The Terms of Reference and Governance arrangements of the Place and Design Panel was approved by Planning Committee on 20th December 2017 and the Panel convened in March 2018. It has been in operation for 17 months and is supported by more than 70 volunteers from Built Environment professions such as Architecture, Planning, Urban Design and Landscape Architecture and additional specialisms such as Heritage and Conservation, Inclusivity, Ecology and Police liaison. The Panel has a budget which is used to support the operations of the Panel and to assist with projects and policy documents.
- 3.2** The work of the Panel is also subject to annual external review by the Evaluation Board made up of senior members of the Scottish Government Planning and Architecture Division, Architecture and Design Scotland, the Improvement Service and Strategic Director from West Dunbartonshire Council – Director for Regeneration and Place and observed by Strategic Lead – Regulatory. The Evaluation Board met on 15th April 2019. An Elected Members Briefing was held on 23rd May 2019 where the work of the Panel and the Place and Design officer was presented.

4. Main Issues:

Panel Operations

- 4.1** In the time it has been operational the Panel has reviewed 19 projects in 16 sittings, varying in nature, stage of development and complexity. These have included affordable housing developments, projects on key regeneration sites, vacant sites requiring redevelopment and smaller sites which will contribute to the overall quality of the area as well as Council policy documents such as Development Briefs, Conservation Area Appraisal and the Council's Housing Standards. The Panel meets monthly and there are normally 4 Panellists, selected according to the relevance of their skillset to the project, who volunteer their professional services for around a half day where they can be reviewing up to 2 projects. The Panel takes the form of a workshop and the Place and Design officer works in conjunction with the presenters to ensure that the information brought before the panel generates conversation, debate and recommendations so that the full skills and experience of the Panellists are maximised.
- 4.2** The early engagement of developers and project sponsors with the Panel, before too many decisions have been taken, helps to maximise the opportunity for the whole range of the skills of the Panellists to shape a site or a policy document. The Panel is now playing an integral role in the planning process and is assisting other Council Services in achieving better quality development and places. The Place and Design Officer works closely with Planning and Council officers to identify projects/documents that would benefit from coming to the Panel, as detailed in the Terms of Reference and Governance document. It is not unusual for a project to come twice to the Panel, first at first inception and then at detailed development stage in order to achieve the standard of design and placemaking value expected of the particular development.
- 4.3** The ability to align skills and respond to the specifics of each proposal has proven to be a key strength of the Panel. The integration of the Panel process within the wider pre-application process has assisted in reducing pressure on the Planning Officers' time whereby the impartial and independent views of the Panellists supports and reinforces the Planning Officers views on where a development is falling short on a point of design and place-making principle. In this current climate, the Panel represents a cost-effective method of extending the Council's capacity regarding design and helping to assist in raising quality of development required to create better places. It allows access to a variety of skills and experience which is unavailable in-house which the Council would otherwise have to source externally at a significant cost.

Added Value

- 4.4** The majority of development proposals that have been presented to the Panel were affordable housing projects as the Council works towards meeting the Scottish Government's national target of providing 50,000 houses by March

2021. Projects on the strategically important sites of Queens Quay and Clydebank East, and those at the former school sites of Aitkenbar, Haldane and Highdykes, have been presented to the Panel. A number of housing association led affordable housing projects have also been presented to the Panel: Muir Road and Boquhanran Road and an Amenity housing project Creveul Court.

- 4.5** The Panel have encouraged the designers to give earlier and greater consideration to the context in which a development sits as a first principle, to integrate the surrounding landscape through the development and to seek innovative solutions when it comes to site layout, house design and approaches to Sustainable Urban Drainage Solutions (SUDS). Designers have been steered to devoting more time at the early part of the design process in connecting the road, street and pathway networks relating to a site, reflecting the Scottish Government's policy on Designing Streets. This advice has been endorsed by recent housing development which have received full planning consent, whereby the housing layout has adopted an approach that focuses on connecting the green infrastructure from out-with the red line boundary and throughout the site. High quality design and the specification of a high quality palette of materials, that reflect the local area, are also being achieved such as the recently approved affordable housing on Queens Quay, Haldane and Aitkenbar.
- 4.6** Other development that has benefitted from the added value of the Panel includes the marine fabrications building at Carless with recommendations on how the external finishes could be adapted to appear to reduce the overall impact of the scale of the building on the backdrop of the Kilpatrick Hills and the Grade A listed Erskine Bridge. The Panel have also reviewed Development Briefs for key sites before they are sold to private developers. Setting out the development expectations for prospective developers at an early stage can give certainty and increase the attraction of sites for developers by providing a much smoother planning process. The Panel played an important role in the proposed Conservation Area for Dumbarton Town Centre, strongly endorsed the principle of designating a conservation area and recommended several changes to the proposed boundary which have been included in the final version of the report by the Heritage Consultants.
- 4.7** The added value of the Panel process can now begin to be evidenced in that there has been a change in quality of the proposals that have come forward after the Panel process. Officers now feel empowered to ask and push for the best quality of development achievable on a site, which will lead to better places and greater economic wellbeing for the area. Early engagement with the Panel and Planning Officers has led to fewer changes required to designs on submission of a planning application which has led to a much quicker and smoother application process.

Wider Impact of the Place and Design Officer Role and the Panel

- 4.8** The roles of the Place and Design Panel and the Place and Design Officer have had a much wider impact than first anticipated. Close working relationships have emerged between the Panel and Planning officers, strengthening the integral role the Panel plays in the Planning process by supporting and assisting projects and highlighting the benefits that early engagement can bring to a development.
- 4.9** One of the driving factors behind the formation of the Place and Design Panel was to have some stewardship over the delivery of outstanding development for the Queens Quay site. The remit of the Place and Design Officer has developed to include coordinating partners involved in the development strategy for Queens Quay and working with other Council Services involved in built environment projects. The Place and Design Officer has led workshops to address the landscape and urban realm strategy for the wider Queens Quay site to ensure that each development takes cognisance of the other and quality of materials is consistent.
- 4.10** Closer working relationships have been fostered between Council services of Housing, Asset Management, Consultancy Services, Capital Projects, Education, Regeneration and Roads teams. A Planning/Health and Social Care Partnership working group is now taking place with a Health Improvement Lead contributing to the Place and Design Panel. The Panel process has facilitated health and well-being improvements being considered through development proposals which may not have happened if the Panel was not in existence. The Place and Design Officer and the Team Leader in Forward Planning presented to the NHS Greater Glasgow and Clyde Public Health Inequalities Group, chaired by the Director of Public Health on our approach to Place. This has generated further discussions on the Council's approach of how place and health and well-being can function better together.
- 4.11** This greater collaboration has led to a heightened awareness within council teams and external project delivery partners of the benefits that early engagement with Planning can bring to a development and of what it takes to create places with longevity and resilience, where people can thrive and lessons can be learned from the past. This ethos aligns comfortably with the 'Place Principle' adopted by the Scottish Government and COSLA to take a more joined up - collaborative, place based approach to support a clear way for all services, assets and investments, maximising the impact of combined resources.

Projects Undertaken

- 4.12** The strategic investment in the Place and Design Panel has afforded the opportunity to undertake projects that can further assist with ensuring delivery of high quality development on sites such as Queens Quay and town centres.

- 4.13** Design Codes are being brought forward for the remaining development parcels on the Queens Quay site which will largely be for private housing. The codes will assist with balancing the ambitions to create an attractive, sustainable neighbourhood with the need to produce a commercially viable and deliverable development. They will provide clarity and certainty about the expectations around urban layout, architectural treatment, materials, details, identity, character and sustainability. A 3D model of Queens Quay has also been commissioned in order to assist with the visioning of projects as they come forward. In addition to the model being used for the Place and Design Panel, it will be available to assist planning and other council officers, developers, elected members and the community as a physical representation of the site as it develops.
- 4.14** The Planning Service has also agreed with the Professor in Urban Studies at Glasgow University to collaborate on a Collaborative PhD research project from September 2018 for 4 years. The PhD student Rob Richardson has been shadowing the Place and Design Officer for the past year, and has been gaining an understanding of the work of the Panel, the Place and Design Officer and how it integrates into the planning process. The primary aim of the research is to assess the planning system's effectiveness in delivering the Scottish Government's key priorities for place making. This is an unique opportunity for the Council; an independent and objective research document will be produced which will be used out-with West Dunbartonshire and beyond the initial life of the Panel, while encouraging future relationships between West Dunbartonshire and Glasgow University. The budget associated with the Panel has been used to part fund the Design Codes, the Collaborative PhD research project, charrette work and will be used to fund future work of the Place and Design Officer and Panel which is detailed in Section 4.21 below.
- 4.15** The work of the Panel has aroused the interest of other Councils with East Dunbartonshire and Perth and Kinross Councils observing the Panel and Edinburgh City Council shortly to attend. In April this year Mr Kevin Stewart; Minister for Local Government, Housing and Planning visited West Dunbartonshire to hear about the inspiring work of the Panel and to visit the Queens Quay site. The Scottish Government 'Designing Places' Student Competition held its 10th Anniversary on the Queens Quay site which was the first 'Designing Places' competition to take place on a development site. The Place and Design Officer has also been invited to assist or speak at a number of national placemaking events so that others can hear about the innovative work of the Panel. Building on the interest from other Councils in how we have implemented the Panel into the Planning process an event is planned in partnership between the Council and the Improvement Service entitled; Interventions to Create Successful Places. We expect around 80 delegates to attend from the public and private sectors. The Place and Design Officer also wrote an article about the Panel for the Scottish Planner magazine where the focus was Planning for Good Design. The Planning and Building Standards Manager will speak at the annual Royal Town Planning Institute conference about the inspiring work being undertaken in West Dunbartonshire together with officers from Plymouth City Council and Ireland.

Evaluation Board Review

- 4.16** As indicated in Section 3.2 the work of the Panel is subject to annual external review by an Evaluation Board which was first held in April 2019. The formal review process is set up to evaluate the impact of the work undertaken by the Panel and the Place and Design Officer and offer advice and support for the development of the Panel. The Evaluation Board was presented with updated Governance arrangements, examples of development projects where value had been added, details of the wider work undertaken and the future work to be progressed in the coming year. The early reflections of the collaborative PhD research was also presented, with the Board noting that the work of the Panel and the findings of the research will be transferable and of value across the country.
- 4.17** The Evaluation Board was impressed by the maturity of the Panel and the speed at which it had become established, noting the large number of sittings that had been undertaken in a relatively short space of time. They commended the uniqueness of the format of the workshop Panel sessions, notably the work involved in retaining such a high number of panellists and the way in which each panel has a bespoke skills arrangement, recognising the direct link this had to the impact on design and place-making value on a project seen by the Panel.
- 4.18** The Board noted the parallels between the work of the Panel, the work of the Scottish Government (The Place Principle, Place Based Approach, Town Centre First) and the aims of the Public Health Reform Agenda. They offered advice on how to strengthen ties with Health and Well being colleagues and each member of the Board outlined their openness to offer complimentary support from their respective organisations.

Terms of Reference and Governance

- 4.19** The views of Panellists and presenters are sought after a Panel in order to reflect on the strengths of the review process and where it can be improved. Changes have been made to the governance procedures for the Panel in order to more accurately reflect the manner in which the Place and Design Panel is now run following the lessons learned in the first year. The key changes to the Panel Governance have included:
- the reduction in the number of Panellists required for a Panel sitting to convene;
 - changes to the information available at Pre-Panel stage with presenters steered to focus on scene setting; site analysis and context;
 - the removal of stringent timing during the review, the allowance of controlled dialogue between Panel and presenter and the details around the expectation for a concise presentation that supplements the Pre-Panel information; and

- clarification on the role of the Place and Design Officer. Removing the formality of having a 'Chair'. As Facilitator and Co-ordinator, the Place and Design Officer summarises the key themes raised at the Panel, noting the key areas of focus and ensuring the ambitions of the Council in achieving quality development are upheld, with involvement that spans all the Panel activities.

4.20 Experience has enabled the remit of the Panel to be more clearly specified within the Governance document. Activities that it was initially hoped the Panel might undertake are now within the remit of the Place & Design Officer, for example, coordinating partners involved in the development strategy for Queens Quay and working with other Council Services involved in built environment projects such as Housing, Asset Management, Education and Consultancy Services. The revised Terms of Reference and Governance document is contained in Appendix 1 with the summary of the changes in Appendix 2.

Future Work of the Place and Design Panel

- 4.21** The Panel will continue to meet on a monthly basis reviewing up to 2 projects in one session. The work programme includes reviewing canal side housing projects such as Stanford Street and Rosebery Place, former school sites and the proposals for housing on the site of the former Council offices at Garshake Road.
- 4.22** The Design Codes will be presented to the Panel, as will Policy documents such as Development Briefs for strategic sites and Supplementary Guidance associated with the Local Development Plan. The planning/design stewardship of Queens' Quay will continue by the Place and Design Officer as the site is progressed and new development is brought forward. It is proposed that the Design Codes will be presented to Planning Committee and taken forward for adoption as Planning Guidance in the coming year. Thereafter used by development partners and future developers on the site to ensure the ambitions for the site as a well-designed, sustainable, walkable neighbourhood are realised.
- 4.23** The Panel will continue to strengthen the collaborative working relationships between wider council services that have already developed. Working closely with the teams of Regeneration, Education and Asset Management and the Housing and Consultancy Services teams. There are opportunities to create efficiencies in workstreams by assisting the Housing team with developing briefs for potential future affordable housing sites at a much earlier stage.
- 4.24** Given the strong Public Health Reform agenda, there will be closer work relationships with the Health and Social Care Partnership. It is intended that criteria will be developed to be used at the Panel to ensure the impact on

health and well being is considered at the earliest opportunity on a development project.

- 4.25** The Panel also aims to review ways of engaging the community into the Panel discussions. The Place and Design Officer is intending to work with local schools, the Scottish Youth Parliament and the West Dunbartonshire Champions Board with a view to setting up a focus group or a mini Panel. Early discussions have taken place with leaders associated with the Champion Board.

5. People Implications

- 5.1** The Panel funding currently employs one Design Officer and if the funding is allocated to the Planning and Building Standards budget that post would become permanent.

6. Financial Implications

- 6.1** The approach to having a Place and Design Panel together with the Place and Design Officer has budget funding until March 2020 at £75,000 per year. The Panel since its inception has had a significant impact on development proposals and has wider benefits as demonstrated in Section 4 above. It is proposed that the Place and Design Panel should continue after the current funding period from 2020/21 onwards and that officers will submit this as a growth item for Members consideration in setting the 2020/21 budget.

7. Risk Analysis

- 7.1** The Panel offers a variety of skills and experience which is not often available in the Council and without the Panel the full development quality of proposals may not be realised. The Panel adds value to the planning process and to the work of other Council services.

8. Equalities Impact Assessment (EIA)

- 8.1** An equalities impact assessment was undertaken when the panel was set up and this has now been updated. The Panel by its nature has potentially positive effects to eliminate discrimination, promote equal opportunities and promote health and well being in all that it does. An Inclusive Design Officer is one of the volunteers to sit on the Panel.
- 8.2** The updated EIA has identified that actions should ensure it is as open and representative as possible in all of its undertakings and in its composition.

9. Consultation

- 9.1** The Strategic Lead Resources, Performance, Strategy and Equalities Officer and HSCP Health Improvement Lead were consulted on the content of this report.

10. Strategic Assessment

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

Peter Hessett
Strategic Lead - Regulatory
Date: 28th August 2019

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

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

Appendices: Appendix 1 – Terms of Reference and Governance
Place and Design Panel
Appendix 2 – Place and Design Panel Summary of the
changes to the Terms of Reference Report to the
Evaluation Board

Background Papers: Equality Impact Assessment

Wards Affected: All

Place and Design Panel

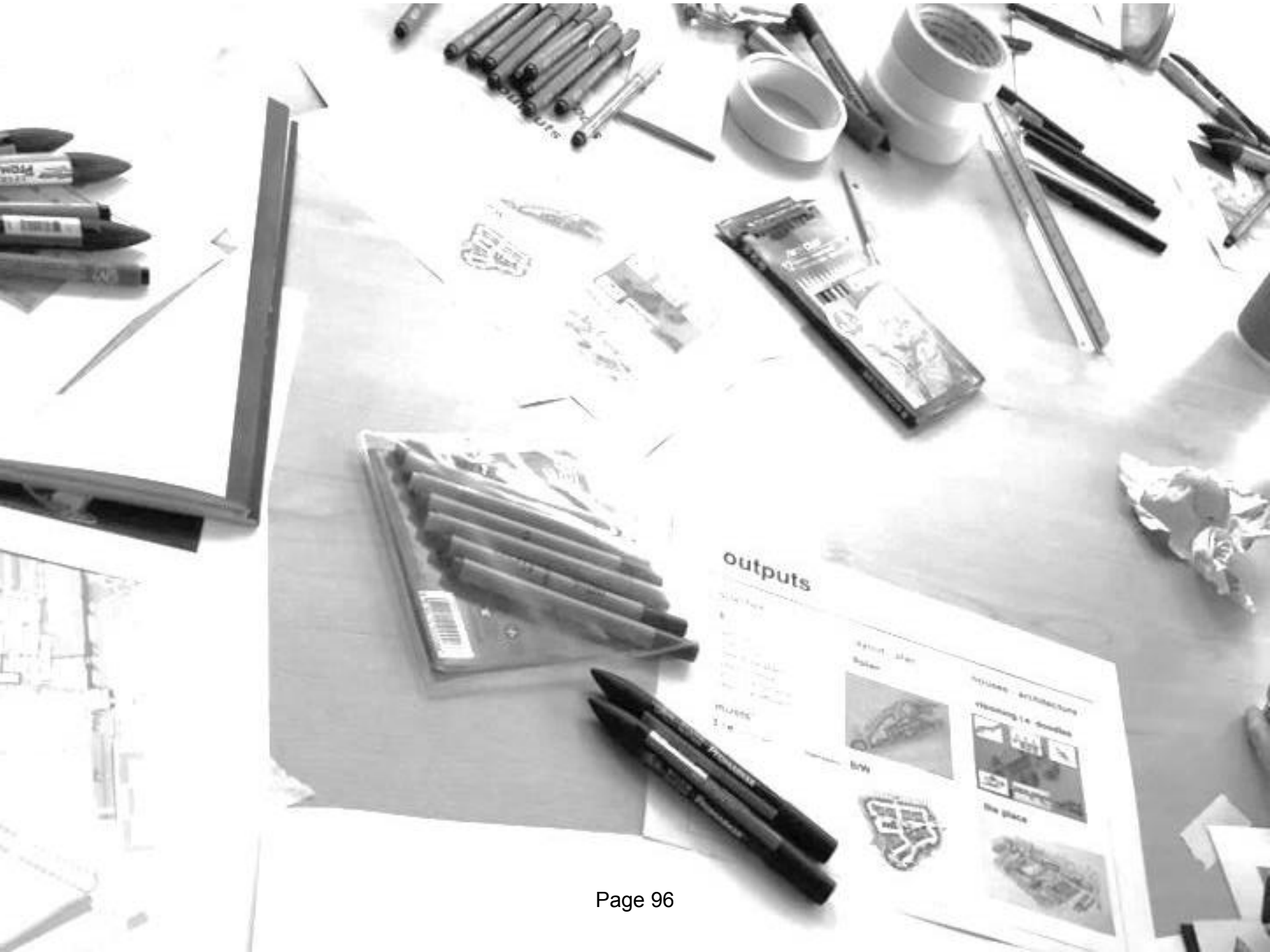
TERMS OF REFERENCE AND GOVERNANCE





Contents

1. Introduction - Page 2
2. Panel Composition and Remit - Page 6
3. Formation of the Panel - Page 11
4. Administration - Page 16
5. Place and Design Panel Workshops - Page 20
6. Presentation and Review Format - Page 23
7. Principles of Design Review - Page 27
8. Independence, Integrity, Conflict of Interest and Confidence - Page 30



outputs

Output 1

Output 2

Output 3

Output 4

Output 5

Output 6

Output 7

Output 8

Output 9

Output 10

Output 11

Output 12

Output 13

Output 14

Output 15

1. Introduction

1.1 Background

The Place and Design Panel (the Panel) is an innovative vehicle to assist the Council in achieving better places and improving the design quality of the built environment in West Dunbartonshire, while also delivering regeneration and increasing economic vitality. With a number of our key regeneration sites being progressed, the Panel will play a key role in raising the quality of development which will embrace the Scottish Government's place-based approach to planning, and changing future perceptions and the economic fortunes of West Dunbartonshire.



The Scottish Government identifies 'good design' as not merely how a building looks, but as an innovative and creative process that delivers value by achieving buildings and places that enhance quality of living. This can be achieved through the physical quality of a space, its ability to meet the long-term needs of all users, its value for money, contribution to a sense of positive identity and community, and sustainable and responsible use of environmental resources. West Dunbartonshire Council aims to deliver a built environment that embraces these principles.

While the Panel considers key development sites across West Dunbartonshire, much of its focus has been around Queens Quay, where there is a real opportunity to create an outstanding place: - a destination neighbourhood on this flagship site for the Council. In its first year, the panel considered proposals for the Clydebank Health and Care Centre, in addition to affordable housing development on Queens Quay, aiming to set the highest standards of design from the outset as Queens Quay is redeveloped. The Panel will play an important role in upholding design quality as redevelopment of this significant site continues.



Inception of the West Dunbartonshire Council Place and Design Panel (the Panel) was borne out of the ambition to elevate the agenda of placemaking - a key Scottish Government planning priority - and to raise the overall quality of design that is expected within West Dunbartonshire. The Scottish Government, in 'Creating Places', acknowledges that good buildings and places attract talent and provide the essential infrastructure for sustaining business. Many of the factors that determine health are also linked to the built environment, and a high quality, accessible and sustainable physical environment can enable healthy lifestyle choices and promote wellbeing. Development proposals must demonstrate that the very highest levels of design consideration are being achieved within anything built on the waterfront and in our towns, from buildings to streets to communities, parks, green and blue infrastructure, and the public realm.

The Place and Design Panel assists in enabling high quality design to ultimately promote sustainability, inclusivity and overall health and well being in West Dunbartonshire. The health and wellbeing of the existing and future community and quality of design and place are strongly connected within WDC's approach to achieving these priorities.



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

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

1.2 Context

West Dunbartonshire is a post-industrial region located 8 miles from Glasgow. In Urban Design terms it is perfectly located to function successfully on the fringe of the City, and planning and urban design offers significant potential to maximise this. A 10 minute train journey or 20 minute car journey affords the residents a direct and easy link to Glasgow and further afield. The area is also easily accessible by those living out with.

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

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

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



2. Panel Composition and Remit

2.1 Remit

The Panel was convened in March 2018 by the Place and Design officer for West Dunbartonshire Council. The Panel functions as an independent body of experts brought together to review development proposals in a workshop environment.

The Panel's remit is to engage, collaborate, enable and inspire development and reach consensus on delivering quality place and design. In fulfilling this, the Panel will identify weak, inappropriate development at a very early stage in the development process and give confidence and consistency to decision makers in the development process by informing policy work such as development briefs, housing design standards and design codes. With a number of our key regeneration sites being progressed, the dialogue undertaken at the Panel plays a crucial role in raising the quality of development required to create better, more accessible and inclusive places and change future perceptions and the economic fortunes of West Dunbartonshire. This ambition is shared across the council. The Panel has inspired and empowered officers across council functions, in addition to Planning, to aim for higher quality development.



The pre-application process already has a mechanism whereby council services, stakeholders and organisations are consulted in relation to major development, including:

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

The Panel is therefore advisory and is in no way intended to replace the Council's regulatory approval process, but can play an important, supplementary role where a specific issue could be identified and resolved at a very early stage with the right input. Similarly, a Report summarising the Panel's discussion is provided to the Planning Committee and forms a material consideration.

2.2 Core Ethos

Provision of objective, professional advice to designers, developers and other council services will be the primary core purpose of the Place and Design Panel. Driving high quality design of the built environment and the urban context in which it sits is the critical consideration for all development projects coming before it.

An enabler and not an obstacle maker The Panel will work collaboratively with developers, architects and contractors and assist in the design process to see that those projects contribute to a culture of quality and a high standard of design excellence; resulting in a built environment that raises aspirations, elevates levels of health and wellbeing and increases economic vitality.

2.3 Composition of Skills

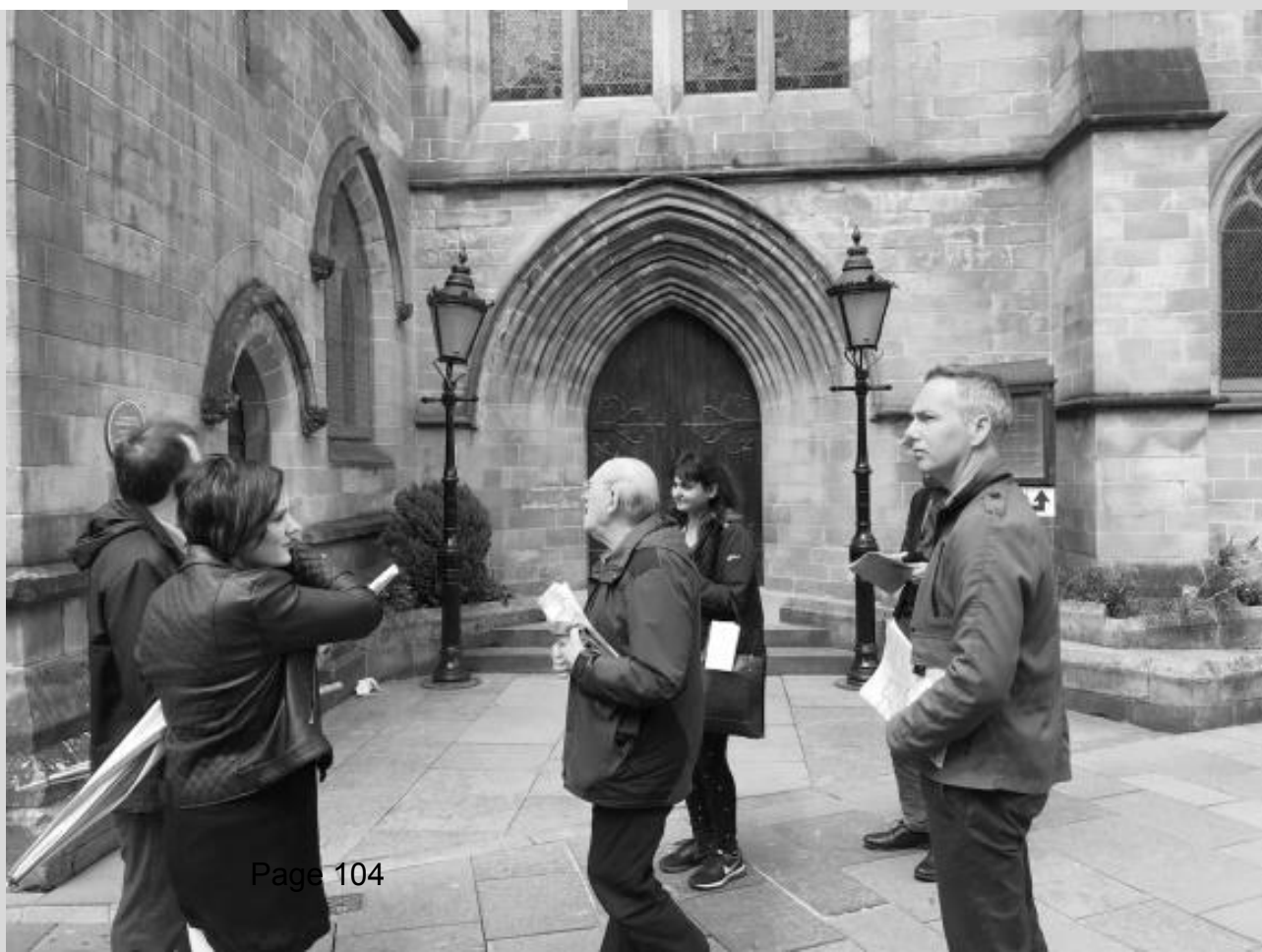
The Panel consists of experienced built environment professionals working in the disciplines of: architecture, landscape architecture, urban design, development, planning, civil, environmental and structural engineering.

Their expertise is supplemented by further skills and experience among panellists, including: historians, artists, police liaison, ecologists, conservation and heritage experts. The Access Panel and inclusivity experts and The Equalities Forum.

Panel members may have experience in more than one professional field, for example a Panel member could be an accredited Planner and also skilled in heritage and conservation, transport or infrastructure. They may be at the highest level in their career, retired, or aspiring young professionals.

The composition of each Panel will be chosen as far as possible to suit the characteristics and challenges of the scheme being reviewed. For example, Panels for schemes involving listed buildings or heritage contexts will include panel members with significant relevant expertise. Aligning the skills on the panel in order to make the most of the workshop process is of critical importance and is the responsibility of the Place and Design Officer. This ability to respond to the specifics of each proposal it has discussed has proven to be a key strength of the panel.

Panel members are expected to offer West Dunbartonshire Council their best professional advice on matters of design and form related to buildings, public realm, landscaping, open space, masterplans and policies, or other elements of urban design whereby their input would be valuable.



2.4 Scope of Project Review

Projects that lie within the West Dunbartonshire Council area that are classified as Major Development or are identified as a key regeneration site will be invited to attend a sitting of the Panel.

The Panel is expected to provide critical input and advice on a range of public and private development initiatives on public and private land, including policy-based proposals (such as masterplans, draft Development Plans and briefs, LDP sites; testing viability, the Design Standards for Affordable Housing and Conservation Area Appraisals) brought by the Council itself. It may also be asked to consider projects outside these criteria if it is felt the panel's input could enhance their ability to make a positive contribution to place.

The types of project that can receive input from the Panel include but are not limited to the following;

Proposed Developments;

Residential, Commercial, Industrial, Mixed-use development, Civic buildings

Policy;

Conceptual and adopted masterplans for large development sites, Development Briefs for sites being sold by the Council, Local Development Plan Design Policy, Design guidance documents for Council services.

The Panel considers public realm and landscaping as a core part of the majority of proposals presented to it, and has the expertise and position to discuss further projects including:

Community and pocket park proposals, Squares and other public spaces. Site specific infrastructure such as roads, crossings, parking provision, Recreational trails and paths, Street furniture, Public gardens, Public art, Community project activities, SUDS

The Panel operates within a context set by a number of key policy and guidance documents, listed in **Appendix 1**.



3. Formation of the Panel



3.1 Support and Advice

The Panel established its operations with the support of key organisations such as the Scottish Government, the Improvement Service, Architecture & Design Scotland and academics from the Universities of Glasgow and Strathclyde.

In addition, the panel was implemented following research into the practices of existing Design Review Panels, guidance from organisations such as CABE and the DFTR and discussions relating to experience of Design Review Panels with Homes for Scotland, nationally recognised architects, built environment professionals and planners, and developers from the public and private sectors.



3.2 Panel Membership

An advertisement campaign to encourage applications from built environment professionals and those offering specialisms and skills that can enrich the projects presented to the Panel was carried out in early 2018. The initial recruitment round resulted in a pool of 70 panellists representing a wide variety of backgrounds and expertise. Recruitment of panellists is continuous in order to add to, diversify and enhance the skill set available to the Panel and enrich the review process to add value to development projects. This approach serves to allow more frequent panel sessions and for special panels to be called at relatively short notice and reduces the frequency of the sittings that any one Panellists is expected to attend- on average a panellist will attend 1 panel per year.

Membership on the Panel is unremunerated and members are not considered employees of West Dunbartonshire Council. Panellists participate in the Panel in their own individual capacity, and not as a member of, or on behalf of, any additional organisation.

3.3 The Place and Design Officer

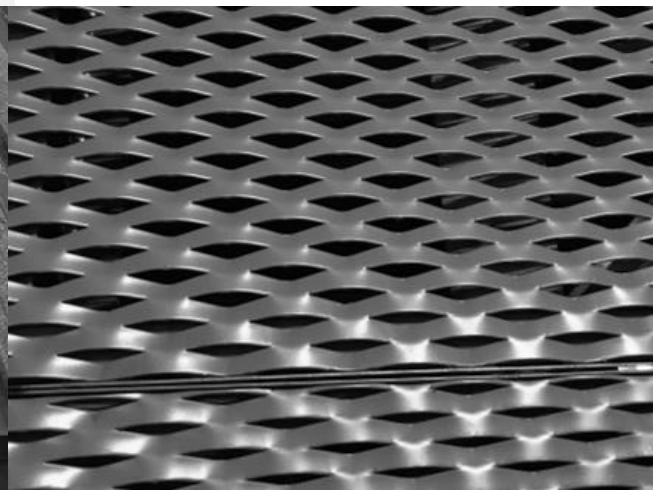
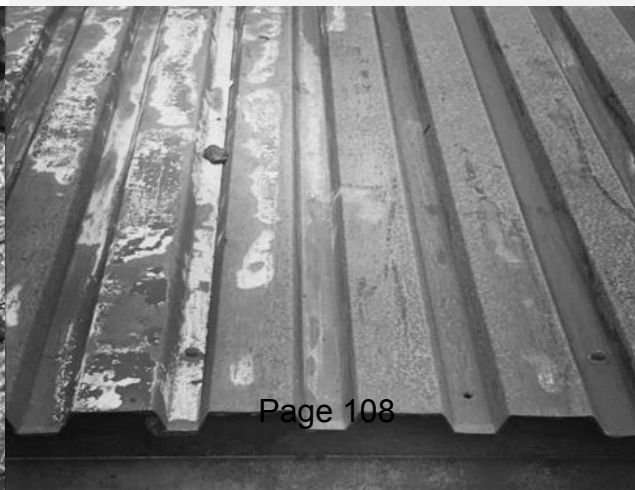
The Place and Design Officer, who facilitates and co-ordinates the Panel workshops, is the primary point of contact between the Panel and the Council but does not sit as a member of the Panel. The Place and Design officer will co-ordinate the key areas of focus at Panel sittings, ensuring the ambitions of the Council in achieving quality development are upheld. The level of involvement spans all Panel activities; in advance of Panel sittings, they will manage operations such as setting and circulating the agenda and collation and distribution of the Pre-Panel Information (see section 6.1) on the projects coming to the Panel for review.

During Panel operations the Place & Design Officer will facilitate the workshop, by outlining discussion points where recommendation/advice is being sought, keeping discussion to the agenda (if necessary), drawing out additional areas for discussion at a possible future Panel, and summarising to reach consensus on the recommendations the Panel has indicates should be addressed. From this, the officer compiles the Report of the Panel's key themes and recommendations.

The officer works closely with Development Management officers in identifying projects that will come to the Panel, discussing planning considerations that can be raised during proceedings. Further discussion is undertaken up to and after the submission of an application for Planning Consent to ensure the Panel themes are being addresses appropriately.

The officer has regular dialogue with Council departments with a stake in built environment projects including Forward Planning policy officers, Consultancy Services, Housing Development and Employability, Asset management and Capital projects teams, Economic Development and Regeneration, Education Services, the Communities teams and the Health and Social Care Partnership.

The integration with other Council services has led to an emerging holistic approach to the way the Council views and prioritises design excellence in the importance of place creation in development projects. This integration is supported and balanced by the impartiality of the Panel, whose focus is on adding value to development, and assisting in the creation of well designed and resilient places that can improve health and well being.



3.3 The Place and Design Officer

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

- Discuss the proposals with the individual responsible for presenting the scheme to the Panel, for example; location, type of development, scale, stage of development, unique characteristics or challenges of the project.
- Draw out the particular areas of the project where the developer would welcome assistance from particular skill sets. Asking: how can we help?
- Seek the advice of the Development Management team and other council officers as necessary for the project, and agree points of discussion that can be raised in the course of the Panel.
- Establish and align the skills, professional or specialist that would provide the most value at the Panel.
- Consider the additional skills or areas of expertise that may prove beneficial, and arrange meetings or connections that can be made to provide valuable input to the project.
- Make suggestions as to the format of presentation and any additional information to bring to Panel that will assist in the workshop discussion.
- Establish the requirements of Presenters to facilitate their presentation; projector, easels for board display etc.



Additional functions of the Place and Design Officer in relation to the Panel include;

- Having an overview in advance of projects that may come to Panel in the future and timetabling accordingly, aligning the timing and the skillset available for the Panel.
- Raising awareness of the Panel, its function and ethos of early engagement to bring about quality development within and outside the Council, communicating the message that West Dunbartonshire is 'Open for Business' and is home to quality places.
- Aligning Council officers with required skills and bringing professionals, skill sets and Council officers from Development Management and other Council services round the table to assist the process of achieving higher quality places.
- Integrate with Development Management process before the Panel and up to determination of the Planning Consent, in addition to wider policy development.

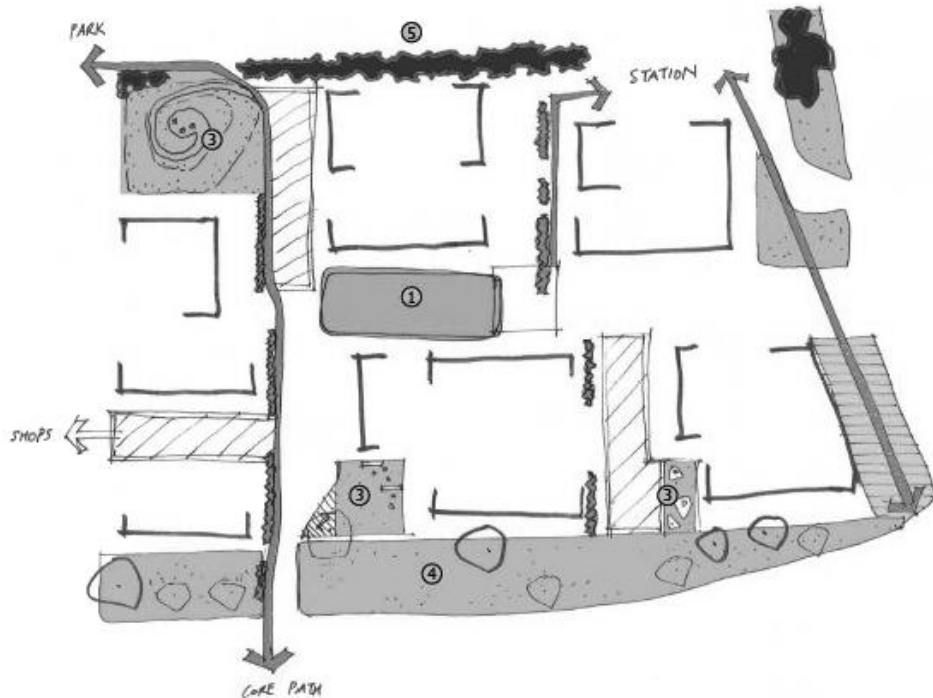
3.4 Consensus

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

Although all sittings in the first year of the Panel have arrived at consensus without a vote, if necessary, voting may be undertaken in order to reach consensus for either continuation at another Panel workshop, or for recommendations to be included in the final Report (6.3).



Emerging Play Strategy



- ① **Central Open Space**
A centrally located space functions as the heart of the community, providing for imaginative play, seating and informal amenity.
- ② **Gateway**
A civic space signals the gateway into West Dunbartonshire and provides an attractive and legible route to Yoker Station.
- ③ **Play along the Way**
Incidental play and amenity spaces are distributed along the main routes through the site, creating interest throughout the development.
- ④ **Glasgow Road**
A generous landscape buffer filters views of busy Glasgow Road and incorporates existing and proposed trees, meadow, bulbs and grass.
- ⑤ **Railway Edge**
Native planting will contribute to the railway line as a green corridor and filter views of the railway line / proposed buildings.



4. Administration

4.1 Administration

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

4.2 Panel Agenda

The Panel meets approximately monthly to review selected projects that have been invited to a sitting. In the event the volume of project reviews increases substantially, a more frequent meeting schedule may be adopted by the Panel in consultation with West Dunbartonshire Council.

An agenda is issued to Panel members at least three days in advance of each sitting, including details of the proposals being considered and the Pre-Panel Information that sets the context.

4.3 Pre-Panel Information

The Place and Design Officer circulates the Pre-Panel Information, prepared by the presenter, in advance of the review.

The information required Pre-Panel should be a reduced version of the full Panel presentation. The information required to explain a proposal varies in nature and complexity and is dependent on the stage of the project coming to the Panel and is agreed and circulated by the Place and Design Officer.

4.4 The Report

The Place and Design Panel Report (The Report) will be distributed after the Panel sitting. Compiled by the Place and Design Officer, this will be a recording of the critical input, comments and the recommendations of the Panel. Presenters should address the recommendations of the Report within their proposals. A summary of the panel's discussion will also form a material consideration in the determination of a planning application in relation to a proposal presented to the Panel.

Panellists and presenters will be invited to comment on the Report, and to raise any significant points they believe were discussed at the Panel that are not reflected by the Report.

In the event of disagreement, the Place and Design Officer's account of the Panel's discussion for inclusion in the Report will be final.

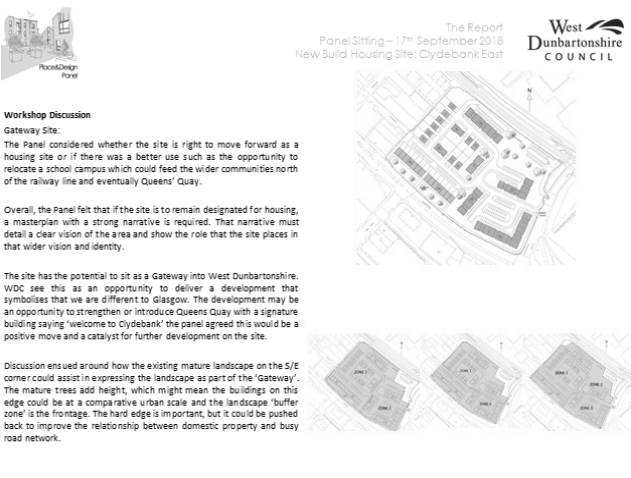
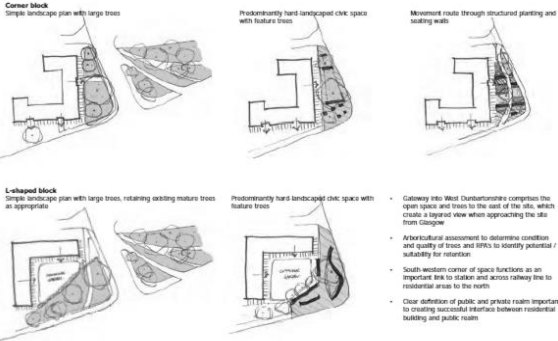
The Report will be received by the Presenter for use in consideration during the further design process and will be used to inform any future Panel sittings in relation to a particular project. It will outline the key areas of discussion and the consensus reached by the Panel, providing recommendations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

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

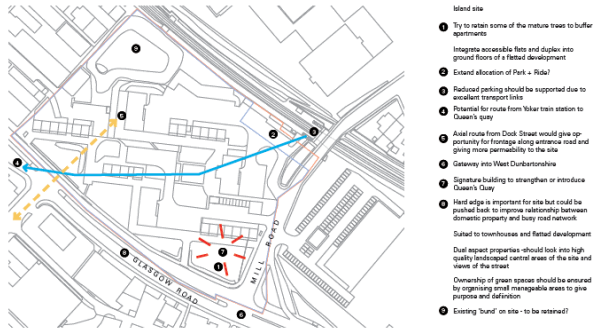


Landscape Architect's Comments

Landscape Treatment of Gateway Options



Response from Urban Design Panel - Comments



4.5 Evaluation Board

In order to reflect on the activities of the Panel, a Panel Evaluation Board will meet annually. The Evaluation Board will be made up of senior representatives of the Scottish Government, The Improvement Service, Architecture and Design Scotland and a Strategic Director or Head of Service from the Council. The Place and Design Officer will produce documentation outlining the activities of the Panel, forming the basis of meetings held with the Evaluation Board which will also consider any recommendations for the following year.

Documentation prepared for the Evaluation Board includes a summary of all Panel sittings and details of impacts on proposals that have been discussed by the Panel, proposed updates to the Panel's Terms of Reference and suggestions for taking the Panel forward in future years.



4.6 PhD Collaborative Research

The Council is presently collaborating with the University of Glasgow on a PhD research project entitled "Creating well-designed places in Scotland: What does it take?" The research will centre on the activities of the Place and Design Panel in recognition of its innovative role within the Council's urban design agenda and will, more broadly, examine how the Council is pursuing the Scottish Government's key priorities for placemaking and urban design. The research will aim to identify the barriers to design quality and assess the effectiveness of the planning system to enhance design outcomes, at the local level.

Findings will be fed directly back to the Council in the form of a written evaluative report and accompanying presentations to Council officers, members of the Place and Design Panel and the Planning Committee. The research will provide the Council with a detailed analysis of its activities in pursuing better urban design quality and will inform the Council's future approach. It will also contribute an evidence base to help understand urban design and planning policy and practice across Scotland.

5. Panel Workshops

5.1 Operations of the Panel

In order to ensure a diverse spectrum of expertise and a constructive review process, in most cases there will be a minimum of 4 Panellists for a Panel to convene. However, because the skills brought to the table are bespoke to the outcomes required of the review, there may be cause to duplicate skills, bring in specialisms or seek advice of Panellists remote from the Panel setting. The skills round the table may be concentrated in favour of one or two disciplines for the same reasons.

In the event that a typical Panel session has been convened and the desired minimum number has not been achieved, the Place and Design Officer must be satisfied that the skillset at any workshop is able to help achieve the Council's aims for the Panel.



5.2 Timing of the Review

Experience from the Panel has found that engaging with the Panel process at the earliest possible stage of a project, 'before pen hits paper', is the most successful way to maximise the benefits of the free expert design advice on offer at Panel workshops. However, the Panel has previously and continues to be able to contribute to projects at any stage of the development process. At each workshop, therefore, discussion may vary to address issues as appropriate to the stage of the design.

The number of times a project will visit the Panel will vary depending on a range of factors including stage of development and nature of the proposal. The Panel can suggest the number and timing of additional visits that may help reach the depth of detail required to fully enhance the proposals in terms of quality of place and design. It may be deemed appropriate that the same panellists as at the initial sitting be invited to participate in any future Panel discussing the same project. The sequence of visits, their outcomes and the consensus reached at Panel workshops will be recorded in the Report. There is no 'approval' element to this process and no minimum or maximum number of sittings for any project, however, should a project be recommended to return to the Panel but this is not taken up, it will be reflected within the Report of the first visit.

5.3 Site Visits

Where it is deemed by the Place and Design Officer to be beneficial to the review process, all panellists attending a particular sitting will be invited to a site visit prior to the workshop. Details including timing and location will be provided as part of the agenda. Panellists have indicated that site visits have been a crucial part of Panel sittings, allowing all members of the Panel to become familiar with a site and its surrounding context.



5.4 Criteria for Review

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

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



It is our intention to improve the way the site is currently perceived. The neighbouring buildings very greatly in quality and could be argued that they do not serve as good examples to emulate. The site is close to the Clyde and research done to investigate the Clydebank Health Centre site demonstrated that materials should be robust due to its proximity to a maritime climate (heavy winds and rain). Materials should weather well with this in mind.

We are of the opinion that a high quality brick would stand the test of time. This could be complemented by a nod to the shipbuilding industry with some metal elements to create a textural facade, seen by many travelling on the busy Glasgow Road between Glasgow and West Dunbartonshire.



Additional criteria may be derived on a case by case basis. For example, the Panel may reflect on the output from any Charrettes or community engagement undertaken, including the results of the use of the Place Standard tool and in relation to the Objectives of Urban Design set out in 'By Design, Urban Design in the Planning System: towards better practice' (DETR – CABE 2000).

Additional criteria will be identified by the Place and Design Officer in conjunction with Planning Officers, the Planning, Building Standards and Environmental Health Manager and other Council Professionals and Officers, tailored to each individual proposal (or other such work being brought before it). The nature of the outcome of the Panel workshop will vary depending on the stage of the development presented to it and any criteria to formulate the specific review process will be set out in the Pre- Panel Information. The adaptability of the Panel to contribute to unique schemes at varying stages of the development process is a key strength.

The Panel does not provide an up-front 'checklist' of criteria for use in the review process, as it aims to avoid the notion that the Panel may be an obstacle to be overcome and something to 'get through' by providing answers to the 'questions' raised by the list of criteria.

6. Presentation and Review

6.1 Format

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

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

6.2 Project Introduction

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

The Planning case officer or Planning policy officer will introduce the Planning Context in which the development proposal sits. They will provide any relevant background information in relation to Planning Policy or Guidance or discussions already undertaken between the Planning Officers and the presenters.





6.3 Design Presentation

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

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

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

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

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

6.4 Clarification Questions

Following the presentation, questions will be invited from each of the Panel members. The process is undertaken as an informal workshop and following an initial round of questions, more may come up in discussion around the project, thus maximising the opportunity to fully review and get the most from the experts on the panel. Panellists will have access to pens and paper, in order to further facilitate engagement with the proposals.

The purpose of the questions is to ensure Panel members fully understand what is being presented prior to commenting.

6.5 Panel Comments

The Place and Design Officer will outline the critical issues and areas in which the advice of the Panel is being sought, in line with the Pre-Panel Information formed as part of the pre-panel discussions. Council Officers may also attend to outline any particular issues of interest, at this point. Additional areas where advice is required may be borne out of the questions raised after presentation to the Panel and these can be either be addressed at the time or reserved for discussion at a future Panel sitting.

The Panel will comment on the project in a manner intended to provide objective and constructive feedback to the Proponent. Free, information discussion is encouraged, and in the spirit of the workshop environment, presenters may offer points of clarification where they feel the Panel's interpretation of the proposal to be inaccurate.

6.6 Summary of Panels Key Issues

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

The Panel will be prompted by the Place and Design Officer to vote (if necessary) on such issues in order that a consensus view is reached, recorded and communicated to the proponent.

The Place and Design Officer will deliver the critical feedback at the summarising stage, outlining the key points of Panel consensus (recommendations) that the Proponent will be expected to address within their application, or within ongoing engagement with The Council. They will also outline the key areas on which the project could seek to develop further in order to maximise the benefits of any future Panel workshop the scheme may participate in.

6.6 Follow Up

After the Panel sitting, Panellists and Presenters will be approached for their feedback on the process. This has been vital in improving the process during the Panel's first year, and the valuable insights of those present will continue to inform how the Panel operates.

In addition to circulating the Report and request for feedback, the Place and Design Officer will take forward discussions on design with the Presenter. If applicable, they will also inform Panellists when the project will return to the Panel.



7. Principles of Design Review

7.1 Principles of Design Review

Design review is an established means of improving the quality of design in the built environment. For design review to succeed it must ensure consistently high standards in the quality of the advice it offers. It must also follow a robust and defensible process. The overarching principles, based on those put forward by the Design Council in 2013, under which West Dunbartonshire's Panel operates are as follows;

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

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

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

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

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

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

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

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



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

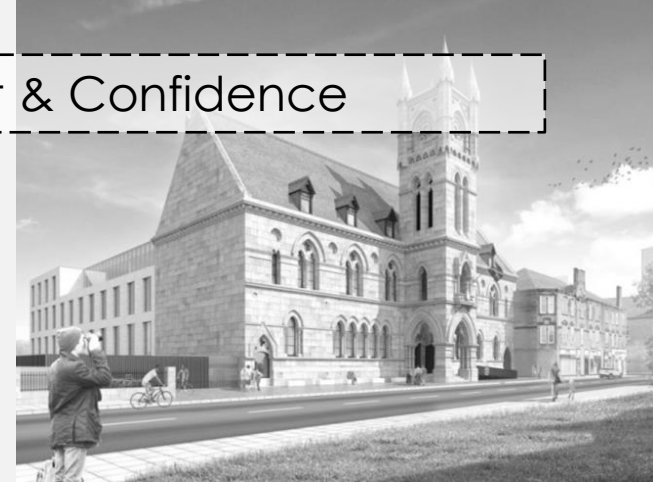
Transparent – the panel's remit, membership, governance processes and funding should always be in the public domain.

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

8. Independence, Integrity, Conflict of Interest & Confidence

8.1 Independence, Integrity, Conflict of Interest & Confidence

The Panel is implemented by West Dunbartonshire Council and managed by the Place and Design Officer who is an employee of the Council. Appointment processes for panel members, administration of meetings and the issuing of reports are all managed by the Place and Design Officer. Selection of panel members, dates of meetings, attendees and the venue for meetings, including on Council premises are agreed in partnership with the Planning, Building Standards and Environmental Health Manager.



- The panel members agree to follow the Model Code of Conduct for Members of Devolved Public Bodies, and where available, the Council will additionally be entitled to rely on the Panel Members' compliance with Codes of Conduct produced by their own Professional or Trade Bodies. The terms of the Code of Conduct were considered by the Council to be appropriate for the members of the Panel when undertaking the Panel's work. Additionally, as guidance is freely available on the Standards Commission Website, it is considered the Code should be applied without amendment, save that, as the Panel is not one of the bodies that is formally covered by the Code (as determined by Government and Parliament) references to the rights and obligations of the Standards Commission in determining breaches etc. will insofar as consistent with the principles of Natural Justice, be exercised by the Council.
- Where it appears to the Place and Design Officer or Panel Members that there may be a conflict of interest between their duties to the Panel and any further interest they may have elsewhere (please refer to the appropriate Code of Conduct) then they must, in addition to any other steps they may feel are appropriate in terms of the Code of Conduct or at law, notify the Council of their concerns at the earliest possibility.
- Panel members shall keep confidential all information acquired through their role on the panel. The Panel documents will be published on the Council's Website upon the submission of an application for full Planning Consent or when otherwise deemed appropriate depending on the nature of the proposal. A failure to do so will be regarded as a breach of the Code of Conduct mentioned above, and additionally may result in personal liability for any losses incurred by the Council or any third party as a result of such failure.

References

Design Council (2013). *Design Review Principles and Practice*. Online, available:
https://www.designcouncil.org.uk/sites/default/files/asset/document/DC%20Cabe%20Design%20Review%2013_W_0.pdf

Scottish Government (2013). *Creating Places: A policy statement on architecture and place for Scotland*. Online, available:
<https://www.gov.scot/binaries/content/documents/govscot/publications/publication/2013/06/creating-places-policy-statement-architecture-place-scotland/documents/00425496-pdf/00425496-pdf/govscot%3Adocument>

Contact Details

Ashley Mullen
Place and Design Officer
Planning and Building Standards
Council Offices
16 Church Street Dumbarton
G82 1QL
Telephone: 01389 737775
Email: ashley.mullen@west-dunbarton.gov.uk

Other Formats

This document can be made available on request in alternative formats such as large print, Braille, audio tape or computer disc as well as in five community languages.

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

अनुसंध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعية الكبيرة وبطريقة سمعية عند الطلب.



Appendix 1: Policy and Guidance

Policy;

National Planning Framework 3

<http://www.gov.scot/Topics/Built-Environment/planning/National-Planning-Framework>

Scottish Planning Policy 2014

<http://www.gov.scot/Topics/Built-Environment/planning/Roles/Scottish-Government/Guidance>

Green Infrastructure: Design and Placemaking (2011)

<http://www.gov.scot/Publications/2011/11/04140525/0>

Creating Places

<http://www.gov.scot/Publications/2013/06/9811>

Designing Streets

<http://www.gov.scot/Publications/2010/03/22120652/0>

Development Plan (Proposed and adopted Plan and future plans)
Planning Guidance

Renewable Energy (draft), 2016

Our Green Network, 2015

Residential Development: Principles for Good Design, 2014

Other Planning Guidance;

Dumbarton Waterfront Path Planning Guidance, 2017

Clydebank Business Park Planning Guidance,

[Pay Day Lending & Betting Shops, 2016](#)

[Commuted Payments for Parking 2015](#)

[Frontiers of the Roman Empire \(Antonine Wall\) World Heritage Site, 2011](#)

Alexandria Town Centre Masterplan, 2008*

Clydebank Design Guidelines (Page and Park), 2003*

Other Useful Information

[Kirktonhill Conservation Area Appraisal March 2016](#)

[Kilpatrick Hills Local Landscape Area: Statement of Importance, 2015](#)

[Clydebank Charrette report, 2015](#)

[Dumbarton Rock & Castle Charrette Report, 2015](#)

[Bowling Basin Charrette Report 2014](#)

[Dumbarton Town Centre & Waterfront – Revised Urban Strategy, 2014](#)

Clydebank Retail Strategy, January 2012*

Alexandria Streetscape Design Guide, 2007*

Dumbarton Town Centre Public Realm Design Guide, 2001*

Clyde Riverside Masterplan, 2000*

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

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

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



Place and Design Panel

Report to the Evaluation Board

Summary of revisions to Terms of Reference and Governance arrangements for the Place and Design Panel

1.0 Introduction

The Panel has been in operation for just over 1 year undertaking 12 sittings and reviewing 15 projects varying in nature, stage of development and complexity. These have included projects on our key regeneration sites, vacant sites requiring redevelopment and smaller sites which contribute to the overall quality of the Place.

In presenting this summary report to the Evaluation Board we are seeking endorsement of the proposed changes to the Governance procedures that would benefit the outcome of the design review process.

2.0 Purpose

The purpose of this report is to summarise the key areas where Governance arrangements have been revised. The changes are made in order to more accurately reflect the manner in which the Place and Design Panel (the Panel) is now run and governed following the lessons learned in the first year.

3.0 Panel logo

The Panel logo, inspirational phrase and document format that accompanies all panel documents gives the Panel its own identity and means that the documents are easily recognisable. This stylised format will now be incorporated further in the presentation of the revised terms of reference on agreement with the Evaluation Board.

4.0 Brief and Core Ethos of Panel;

The Panel was set up with the advice and direction of key organisations such as the Scottish Government, Architecture and Design Scotland, The

Improvement Service, Homes for Scotland, The Universities of Glasgow and Strathclyde and professionals with experience of Design Review Panels.

The core ethos of the West Dunbartonshire Place and Design Panel provides the shared vision around what the Panel aimed to achieve;

Core Ethos:

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

5.0 Summary of proposed operational changes

5.1 Recruitment, Panellist Numbers and diversity of skills;

An initial advertising campaign targeting a broad range of expertise, experience and skills was conducted in early 2018, supplemented by on-going recruitment to ensure diversity of skills, career stage, gender and age amongst the members.

The Panel can now draw from over 70 professionals with a wealth of skills, experience and local knowledge.

The initial Governance document indicated that no fewer than 4 panellists, and ideally 5, would be required for a Panel sitting. It was also specified that, of these, there should be at least one each from the disciplines of Urban Design, Landscape Architecture and Architecture. The updated Governance document states that the unique circumstances of each review will require a specific skill-set, tailored to that proposal. Although it acknowledges that at least 4 Panellists will usually be needed. The ability to align skills and respond to the specifics of each proposal has proven to be a key strength of the Panel.

The high interest of volunteers keen to contribute to the Panel and the wider West Dunbartonshire agenda has enabled the overall time commitment required of Panellists in a given year to be a maximum of 2 Panels in the first year. The large number of volunteers with expertise and skills spanning more than one discipline has allowed added flexibility when arranging special or last minute Panel sittings or in the case of a Panel member being absent without prior notice being given, the Panel can still proceed with a reduced number of Panellists.

The introduction of 'new' Panellists is also better facilitated with the increased pool of Panellists. Panellists sitting for the first time on the Place and Design Panel are invited alongside those more familiar with the workshop format and the collaborative, convivial way the Place and Design Panel conduct design review.

5.2 Pre Panel Information;

The preparation of the Pre-panel information falls to the presenter to the Panel. It was initially thought this would be prepared by the Place and Design Officer however the in depth knowledge around how best to present design development sits with the presenter.

Focusing on scene setting; site analysis and context, the Pre-Panel information is prepared with the advice of the Place and Design officer, based around the stage the project is at, the discussions with Planning Officers and the reason for bringing the project to the Panel.

Presenters are encouraged to hold the 'reveal' of the proposal until the Panel session which has proven a successful way to retain a freshness in the natural conversation that is undertaken whilst preventing pre-formed views coming to the table.

5.3 Panel Process - timing;

The original Governance document sets out a formal process as to how the Panel sessions would proceed. It was expected that 2 projects would be reviewed per 2 hour session; that times would be allocated to presenters, with a set period for clarification questions and a structured approach to the review would offer the best output in terms of the key themes that the Panel discussed.

While the Panel has successfully reviewed more than one project in a sitting, this is only achievable with the alignment of suitable skills to review both projects and if the reduced time allocation does not compromise the quality/outcome of the review. It depends also on the complexity and nature

of the development. Maximising the review process, the Panel does not apply stringent timing to any aspect of the review. Dialogue between the Panel and presenter is unrestricted but is controlled by the Place and Design Officer throughout the sitting to ensure it does not become unrealistic or veer too off topic. The Governance document asks only for a concise presentation that supplements the Pre-Panel information, relates to the project stage and furnishes the Panel with a rounded understanding of the project. Additional guidance in the preparation of the presentation is offered by the Place and Design Officer.

5.4 Criteria for Review;

It was expected that after the first year of operation, the Governance document would set out in more detail, the Criteria for Review at the Panel.

The experience of the Panel has reinforced that review criteria should not become a check list or a list of questions to 'get through' and the bespoke approach to the arrangement of each Panel is key to the overall success.

The depth of the discussions undertaken at the Panel is also a testament to the calibre of professionals on the Panel and to the success of aligning the skills with the proposals. The Panellists tend to rely on their own knowledge, experiences and skills as professionals in their field to bring forth points of discussions that are relevant to the proposals guided by the Place and Design Officer.

5.5 Remit;

Experience has enabled the remit of the Panel to be more clearly specified within the Governance document. Activities that it was initially hoped the Panel might undertake, are now within the remit of the Place & Design Officer- for example, coordinating partners involved in the development strategy for Queens Quay and working with other Council Services involved in built environment projects such as Housing, Asset Management, Education and Consultancy Services.

5.6 Integration of Panel into wider Planning Processes;

The revised Governance document strengthens the integral role the Panel plays in the Development Management, Planning or other Council processes by supporting and assisting these processes and projects.

Close working relationships have been fostered between Planning Officers and the Place and Design Officer with regular dialogue throughout the life of a project.

The sites, projects and areas of Policy that may benefit from input of the Panel are identified at an early stage by officers, recognising the benefit of the Panel and of this independent advice to achieve the shared vision for well designed places.

In advance of a Panel, the Planning and Building Standards Manager and relevant Planning or Policy Officer and other key officers with an interest in the project, meet with the Place and Design Officer to establish the key areas where the Panel input is sought on Planning specific issues. Further discussion is undertaken up to and after the submission of an application for Planning Consent to ensure the Panel themes are being addressed appropriately. It is also integrated with the Elected Member Briefing and PAN processes. This has resulted in good integration of the activities of the Panel within wider planning processes and resulted in a collective approach.

5.7 Place and Design Officer

At the Pilot sitting of the Panel where a Panel member was asked to chair, it was quickly recognised that this was a duplication of the role of Place and Design officer, who knows the most about the process, has ownership of it and understands the wider aims of the sitting. Equally, the formality of having a 'Chair' to the Panel was at odds with the collaborative workshop setting of the Panel.

Following the Pilot Panel, the Place and Design officer has continued as facilitator of the Panel sittings, co-ordinating the key areas of focus, ensuring the ambitions of the Council in achieving quality development are upheld, with involvement that spans all the Panel activities.

5.8 Reaching of consensus and summing up;

A formal process for reaching consensus, as identified in the original Governance document, while this is important to set out, this has not been undertaken during the Panel as yet.

In summing up the Panel proceedings, the Place and Design officer draws out the key themes that the Panel have focused on during the session as an opportunity for Panellists to agree/disagree that these are the key themes, or to clarify, or embellish these points further. This approach has received good feedback because the Panel and the presenters leave the session with a shared knowledge of what will be contained in the Report.

5.9 The Report;

The report is an account of the key themes that emerge during the Panel discussion and the key document that presenters/designers are expected to respond to following a Panel session. It is a summary of the proceedings and is issued to all presenters and Panellists in draft form to allow for rectification of any factual errors.

Agreement that the Panel report is an accurate reflection of the session is sought, allowing those themes to be responded to by the presenter and to be reviewed at any future Panel sessions.

The Panel report can be referred to in Design and Access Statements and forms a material consideration in the determination of a planning application for that proposal. A section has also been added to the Governance document to strengthen the position of the Place and Design Officer and clarify that in the event of disagreement over the Panel Report, the Place and Design Officer's account of the Panel's discussion for inclusion in the report will be final.

5.10 Administration;

Initially, it was hoped that minutes of Panel sittings were to be taken by a Panel Support Officer. This has not been possible, and it is felt that structured minutes would not fit with the Panel's informal workshop format. The Report is therefore the key document to arise from Panel sittings.

The Agenda, set by the Place and Design officer is issued along with the Pre-Panel information no later than 3 days in advance of the Panel sitting while the Report aims to be issued within 2 weeks of the Panel sitting.

There is often difficulty in working to the 2 week time scale due to the emerging busy workload of the Place and Design officer and a limited resource to support the Panel activities.

In the next year the Place and Design Officer will review the way in which Reports are compiled (with consideration being given to recording the summing up at the Panel) and how and when documents pertaining to Panel sessions are made public.