

REGULATORY COMMITTEE (PLANNING)

At a meeting of the Regulatory Committee (Planning) held in Committee Room 2, Council Offices, Garshake Road, Dumbarton on Wednesday, 5 February 2003 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Mary Campbell, Linda McColl, Ronnie McColl, Duncan McDonald, Ian McDonald, Connie O'Sullivan, Iain Robertson and John Syme.

Attending: Stephen Brown, Head of Legal and Administrative Services; Irving Hodgson, Head of Planning and Development; Alasdair Gregor, Planning and Development Manager; Kevin Neeson, Section Head, Planning and Building Control; and Craig Stewart, Administrative Assistant.

Councillor Iain Robertson in the Chair

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Committee held on 8 January 2003 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 6 January 2003, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

(a) DC02/068 – Erection of residential development of 33 units at Argyll Avenue, Dumbarton

The Planning and Development Manager provided an update on certain matters associated with this application. After discussion and having heard the Convener, Councillor Robertson, the Committee agreed that the application be refused, contrary to the recommendation of the Director, on the grounds that public concern regarding congestion on Argyll Avenue and the safety of its junction with the A82 Trunk Road has not been satisfactorily addressed, and the Council considers that the significant additional traffic movements that would be

generated by the proposed development could lead to an increased risk of accidents, to the general detriment of road safety and to the detriment of the amenity of residents in the area.

(b) DC02/154 – Erection of workshop/industrial building and perimeter fencing; alterations to vehicular access at former Dumbuck Playing Fields, Glasgow Road, Dumbarton

The Planning and Development Manager advised that a noise impact assessment had been received. He also advised that a submission had been received earlier today from the applicant which gave further information on the proposal. After discussion, it was agreed that the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

(c) DC02/270 – Residential development (outline) at Auld Street/Beardmore Street, Clydebank

It was agreed that the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

(d) DC02/282 – Erection of doctors surgery, health facilities, pharmacy, Housing Association offices, shops and parking, general family housing, pensioners housing & extension to Carman Centre (outline) at Main Street, Renton

After discussion and having heard the Head of Legal and Administrative Services, the Committee agreed to grant planning permission subject to:-

- (a) the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto; and
 - (b) appropriate notification procedures to the Scottish Ministers in relation to the minor departure which is on land within Council ownership.
- (e) DC02/303 – Single storey side extension to dwellinghouse at 17 Dumbuck Gardens, Dumbarton**

The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

REQUEST TO ALTER SECTION 75 AGREEMENT – COCHNOHILL FARM, CLYDEBANK

A report was submitted by the Director of Economic, Planning and Environmental Services seeking a decision on a request to alter the terms of an existing Section 75 Agreement relative to a planning application for a house at Cochnohill Farm, Clydebank.

Having heard the Planning and Development Manager and after discussion, Councillor Campbell, seconded by Councillor Duncan McDonald, moved:-

That no action be taken with regard to the request to alter the Section 75 Agreement at this location.

As an amendment, the Convener, Councillor Robertson, seconded by Councillor Ian McDonald, moved:-

That the request to remove the clause referred to in the report from the Section 75 Agreement relating to Cochnohill Farm be refused but that an alteration to the wording be granted to allow applications to be made to alter the house type/design of the approved house.

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

STREET NAMING FOR EXISTING ROADWAY

A report was submitted by the Director of Economic, Planning and Environmental Services recommending a name for the roadway that begins at Cardross Road, Renton and runs parallel (north to south) with the A82 bypass.

The Committee agreed that the name “Upper Carman Road” be adopted.

STREET NAMING AND NUMBERING FOR NEW HOUSING DEVELOPMENT

A report was submitted by the Director of Economic, Planning and Environmental Services recommending a street name for a new private housing development situated across from St. Kessogs Primary School on Dalvait Road, close to the junction of Main Street, Jamestown.

The Committee agreed that the name “Kessog Gardens” be adopted.

PLANNING APPEAL DECISION – 495 KILBOWIE ROAD, CLYDEBANK

A report was submitted by the Director of Economic, Planning and Environmental Services informing of the decision of the Scottish Executive Inquiry Reporters Unit in respect of an appeal against the Council's refusal of planning consent for an extension of trading hours at an existing takeaway located at 495 Kilbowie Road, Clydebank.

The Committee noted that the appeal had been dismissed.

SITE VISITS

It was agreed that the site visits referred to in certain of the foregoing items be undertaken on the afternoon of Monday, 3 March 2003.

The meeting closed at 10.35 a.m.

REGULATORY COMMITTEE (PLANNING)

NOTE OF VISITATIONS – 6 JANUARY 2003

Present: Provost Alistair Macdonald and Councillors Ronnie McColl, Ian McDonald and Iain Robertson.

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

Attending: Alasdair Gregor, Planning and Development Manager.

SITE VISITS

With reference to the Minutes of the Meeting of the Regulatory Committee (Planning) held on 4 December 2002, site visits were undertaken in connection with the undernoted planning applications:-

- (1) DC02/248 – Part change of use of office to form therapy/treatment room (retrospective) at 8 Miller Street, Clydebank;
- (2) DC02/084 – Change of use of shop to carry out/restaurant and alterations to shop front and repositioning of flue at 147-151 Glasgow Road, Dumbarton; and
- (3) DC02/068 – Erection of residential development of 33 units at Argyll Avenue, Dumbarton.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
REGULATORY COMMITTEE (PLANNING) ON 5 FEBRUARY 2003**

DC02/282 – Erection of doctors surgery, health facilities, pharmacy, Housing Association offices, shops and parking, general family housing, pensioners housing & extension to Carman Centre (outline) at Main Street, Renton for Renton Community Planning Pilot per Michael & Sue Thornley Architects

Permission GRANTED subject to the following conditions and subject also to appropriate notification procedures to the Scottish Ministers in relation to the minor departure which was on land within Council ownership:-

1. The development to which this permission relates must be begun not later than whichever is the latest of the following dates:-
 - (i) the expiration of 5 years from the date of the grant of outline permission; or
 - (ii) the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

2. In the case of any reserved matter, application for approval must be made before:-
 - (i) the expiration of 3 years from the date of the grant of outline planning permission; or
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
 - (iii) the expiration of 6 months from the date of which an appeal against such refusal was dismissed, whichever is the latest; provided that only one application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (i) above.

3. Any Reserved Matters submitted under the terms of condition 2 above shall include details of the siting, size, design and external appearance of the Doctors Surgery, health facilities, pharmacy, housing association offices, shops and parking, general family housing, pensioners housing and extension to Carman Centre, the means of access thereto and the proposed landscaping.

4. The area hatched green on the docquetted plan RCPP/20 shall be used only for amenity open space and public car parking and for no other development. At the same time as or before the application for the first Reserved Matters is submitted, a scheme shall be submitted for the integration of the car parking into the open space together with a scheme for the enhancement and landscaping of the car park and open space, for the consideration and approval of the Director of Economic, Planning and Environmental Services.
5. At the same time as or before the application for the first Reserved Matters is submitted, detailed plans shall be submitted which clearly illustrate in cross-section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.
6. Prior to commencement of development a scheme for the provision of equipped play area(s) within the application site, shall be submitted to the Director of Economic, Planning and Environmental Services for his written approval and this shall include:-
 - (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
 - (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
 - (c) details of the fences to be erected around the play area(s); and
 - (d) details of the phasing of these works.
7. Prior to the occupation of the last dwellinghouse within the development, all the works required for the provision of equipped play area(s) and included in the scheme approved under the terms of condition 6 above shall be completed and, thereafter, those areas shall not be used for any purpose other than as a play area.
8. Prior to the commencement of any works on the site, a scheme for the management and maintenance of open spaces within the development shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
9. The development shall be landscaped in accordance with the approved scheme as follows:-

- (a) completion of the scheme during the first planting season following the completion of the building(s), or such other date as may be approved in writing with the Director of Economic, Planning and Environmental Services.
 - (b) the maintenance of the landscaped areas for a period of three years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Economic, Planning and Environmental Services, are dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
10. Notwithstanding the provisions of the Town and Country Planning (Use Classes)(Scotland) Order 1989, the Doctors Surgery/Medical Centre shall be used solely for that purpose and for no other purpose in Class 2 of the Schedule.
 11. The development roads and parking areas shall be designed in accordance with the West Dunbartonshire Council Guidelines for Development Roads, to the satisfaction of the Director of Economic, Planning and Environmental Services.
 12. At the same time as the application for the First Reserved matters is submitted, a scheme for the phasing (including roads and car parking) of the development shall be submitted for the consideration and approval of the Director of Economic, Planning and Environmental Services and thereafter the development shall be implemented in accordance with the approved scheme.
 13. The development shall be carried out generally in the form and layout as indicated on the docquetted plan RCPP/20, with the exception of the area hatched in green which is the subject of condition 4 above.
 14. At the same time as, or before, the application for the first reserved matters is submitted, a scheme shall be submitted for the implementation of a Sustainable Urban Drainage System for the consideration and approval of the Director of Economic, Planning and Environmental Services.
 15. During the period of construction all works and ancillary operations which are audible at the site boundary or at such other places as may be agreed with the Director of Economic, Planning and Environmental Services shall be carried out only between the hours of 08.00 and 18.00 Monday to Saturday and at no time on a Sunday or on a public holiday.
 16. Any piling operations must be carried out in accordance with the requirements of BS5228: Part 4: 1992: Code of Practice for Noise and Vibration Control applicable to piling operations.

17. At the same time as or before the application for the First Reserved Matters is submitted, a scheme shall be submitted for the implementation of proposals to minimise dust nuisance from the site, for the consideration and approval of the Director of Economic, Planning and Environmental Services.
18. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.

DC02/303 – Single storey side extension to dwellinghouse at 17 Dumbuck Gardens, Dumbarton for Mr Moffat per Brian John

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services prior to any work commencing on the site.